



Lupin Drive  
Huntington, Cannock, WS12 4US

for sale  
**£455,000**



## Property Description

CONNELLS ESTATE AGENTS are pleased to market For Sale this beautiful FIVE BEDROOM DETACHED FAMILY HOME located in Cannock, with so much to offer, including NO ONWARD CHAIN!

PRESENTED BEAUTIFULLY THROUGHOUT with modern and neutral interiors, a stylish kitchen and boasting FIVE DOUBLE BEDROOMS, A DETACHED DOUBLE GARAGE, GUEST WC AND much, much more...

To the Ground Floor the property briefly comprises of an entrance hall offering access to the living room, dining room, kitchen and Guest WC. The kitchen comes fully fitted with modern units, integrated appliances for a sleek and orderly finish, utility area and plenty of natural lighting coming from the window and french doors to the rear garden.

To the First Floor boasting THREE BEDROOMS with an EN-SUITE to the master and a family bathroom.

To the Second Floor having a further TWO BEDROOMS and a shower room.

Externally benefiting from being located on a private shared drive with ample amount parking, access to the double garage, access to the woodland area and having a generous rear garden with patio, lawn and decking areas perfect for entertaining!

The property is well located to provide easy access to Cannock Town Centre offering a

wide range of amenities, small businesses and traditional markets with both local & national bus and train services available. The location also benefits from being just a few minutes away from well known Cannock Chase, loved for its outstanding natural beauty and scenic landscapes.

## Ground Floor

### Entrance Hall

Having a composite front entrance door, ceiling light point, radiator, stairs to the First Floor and door access to living room, dining room, kitchen and Guest WC.

### Living Room

10' 4" x 23' 5" max ( 3.15m x 7.14m max )

Having carpeted flooring, ceiling light points, two radiators, electric fire with marble surround, double glazed bay window to the front aspect and double glazed french doors to the rear aspect.

### Dining Room

10' x 9' 7" max ( 3.05m x 2.92m max )

Having carpeted flooring, ceiling light point, radiator, double glazed window to the front aspect.

### Kitchen

16' 4" x 13' max ( 4.98m x 3.96m max )

Being a fully fitted modern kitchen with a range of wall and base units with laminate worktops over, integrated appliances



including oven, dishwasher, fridge / freezer, gas hob with extractor above, sink with drainer, utility area with plumbing for appliances, ceiling light points, laminate flooring, double glazed windows to the side and rear aspects, double glazed french doors to the rear aspect leading out to the rear garden.

### Guest WC

Having tiled flooring, ceiling light point, radiator, hand wash basin and WC.

### First Floor

### Landing

Having carpeted flooring, ceiling light point, radiator, stair access to the Second Floor and door access to three bedrooms and family bathroom.

### Bedroom 1

10' 7" x 10' 4" max ( 3.23m x 3.15m max )

Having carpeted flooring, ceiling light point, radiator, walk through dressing area with built in wardrobes either side, door to En-Suite, double glazed window to the front aspect.

### En-Suite

Having a WC, hand wash basin, shower cubicle with shower over, radiator, ceiling light point, tiled flooring, double glazed window to the rear aspect.

### Bedroom 2

12' 3" x 9' 1" max ( 3.73m x 2.77m max )

Having carpeted flooring, ceiling light point, radiator, double glazed window to the rear aspect.

### Bedroom 3

10' x 12' 2" max ( 3.05m x 3.71m max )

Having carpeted flooring, ceiling light point, radiator, double glazed window to the front aspect.

### Family Bathroom

Having a WC, hand wash basin, storage cupboard, bathtub, tiled flooring, part tiled walls, ceiling light point, radiator, double glazed window to the rear aspect.

### Second Floor

### Landing

Having carpeted flooring, ceiling light point, double glazed window to the front aspect, doors to fourth and fifth bedroom and shower room.

### Bedroom 4

16' 10" x 10' 7" max ( 5.13m x 3.23m max )

Having carpeted flooring, radiator, ceiling light point, double glazed window to the front aspect.

### Bedroom 5

16' 11" x 10' 2" max ( 5.16m x 3.10m max )

Having carpeted flooring, radiator, ceiling light point, double glazed window to the front aspect, loft hatch access.

### Shower Room

Having a WC, hand wash basin, shower cubicle with shower over, tiled flooring, radiator, ceiling light point, velux window to the rear aspect.







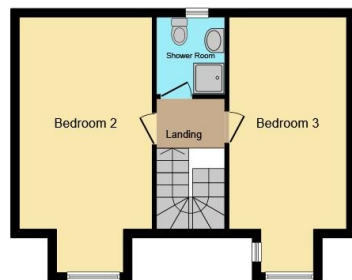




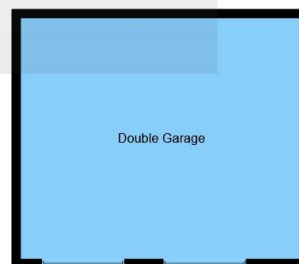
**Ground Floor**



**First Floor**



**Second Floor**



**Garage**

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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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10-12 Wolverhampton Road  
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EPC Rating: C Council Tax  
Band: E

Tenure: Freehold

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