



Denbury Close
Cannock



Property Description

CONNELLS ESTATE AGENTS are pleased to market For Sale this DETACHED property located in Heath Hayes close to the Designer Outlet.

To the Ground Floor the property briefly comprises of an entrance hallway offering access to the spacious front lounge and the utility room. From here leading to the recently fitted modern kitchen complete with modern high gloss units and having integrated appliances for a sleek and orderly finish whilst also offering enough space for dining with the benefit of the kitchen island making this the heart of the home opening out to the rear garden. From here boasting a separate dining room accessed through double doors from the kitchen making this a fantastic entertaining space. The property also benefits from a shower room downstairs.

To the First Floor having three bedrooms and a family bathroom.

Externally to the front benefiting from having a large paved driveway suitable for multiple vehicles. The garden is fully enclosed and is tiered with gravel, laid to lawn and decking to the rear. To the side of the property is a large enclosed plot which is laid to lawn.

The property is well located on a desirable estate within walking distance of McArthur Glen Designer Outlet whilst also providing easy access to Cannock Town Centre offering a wide range of amenities with both local & national bus & train services available. Commuter benefits include A460, A5 and the

M6 toll road linking the Midlands motorways.

Ground Floor

Entrance Hall

Having a double glazed UPVC door with a double glazed window to the side, radiator, ceiling light point and doors leading into the living room, store cupboard and the utility room.

Living Room

15' 11" x 11' (4.85m x 3.35m)

Having a double glazed bay window to the front aspect, ceiling light point, radiator, two wall lights, gas fire with tiled hearth and brick surround.

Dining Room

13' 10" x 9' 1" (4.22m x 2.77m)

Having a double glazed bay window, light fitting, radiator, stairs leading to the first floor and double doors into the kitchen.

Kitchen

16' x 12' 8" (4.88m x 3.86m)

Being a fully fitted modern kitchen with a range of base, wall and drawer units, integrated dishwasher, composite 1 1/2 bowl sink with drainer and mixer tap, larder, recessed spot lights, space for an American style fridge freezer, Island with integrated induction hob with integrated extractor, light fitting, feature radiator, storage cupboard, double glazed French doors which lead into

the garden, double glazed window to the rear and door leading to the shower room and also garage.

Utility Room

10' x 6' 9" (3.05m x 2.06m)

Having base and wall units with space and plumbing for appliances, composite sink with drainer and mixer tap, recessed spot lights and radiator.

Shower Room

Having a cubicle with wide shower tray and electric shower with glazed sliding doors, fully tiled pedestal wash hand basin, WC, radiator, double glazed window to the front and rear, ceiling light point.

First Floor

Landing

Having a double glazed window, radiator, storage cupboard, ceiling light point, loft hatch and doors which lead to the bedrooms and family bathroom.

Bedroom 1

9' 11" x 10' 10" (3.02m x 3.30m)

Having a double glazed window to the front and side elevations, radiator, ceiling light point and cupboard.

Bedroom 2

11' 2" x 9' 9" (3.40m x 2.97m)

Having a double glazed window, radiator, ceiling light point and cupboard.

Bedroom 3

8' 2" x 6' 2" (2.49m x 1.88m)

Having a double glazed window, radiator and ceiling light point.

Family Bathroom

Having a bathtub with shower over, pedestal wash hand basin, WC, recessed spot lights, fully tiled walls, chrome heated towel rail and double glazed window.

Outside

Garage

17' 4" x 7' 10" (5.28m x 2.39m)

Having an up and over garage door, light point, power point and a door leading to the kitchen.

Front

Offering off road parking, laid to lawn area and gated access to the garage and side of the property.

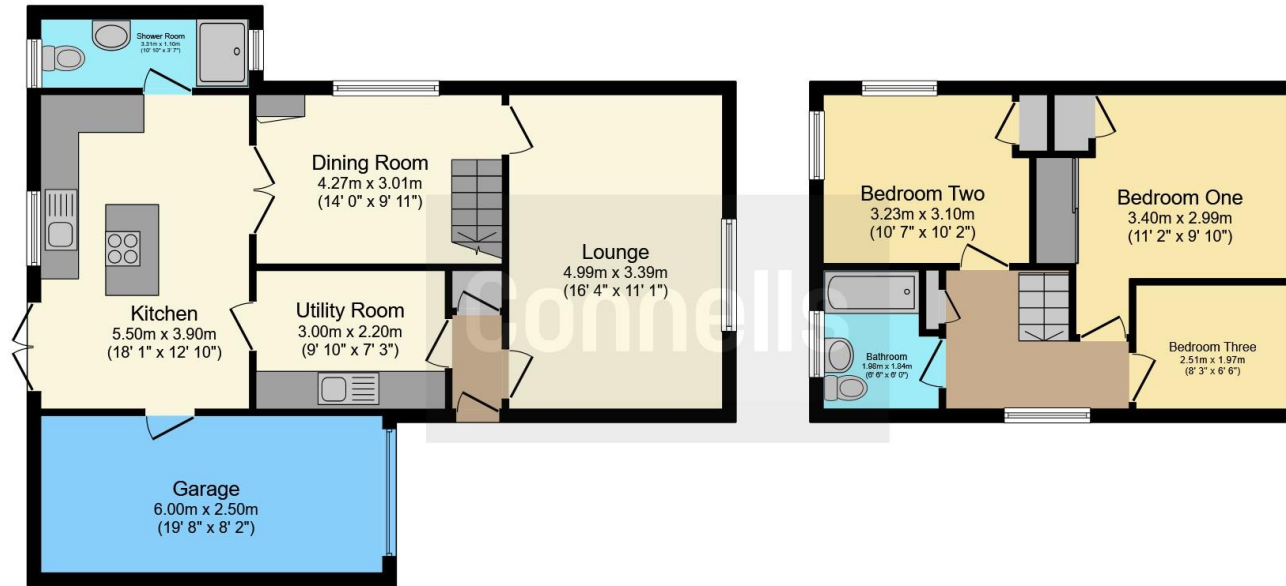
Rear

Being fully enclosed which is tiered with gravel, laid to lawn and decking to the rear. To the side of the property is a large enclosed plot which is laid to lawn.









Ground Floor

First Floor

Total floor area 108.8 m² (1,171 sq.ft.) approx

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

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Tenure: Freehold



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