



Connells

Fulmar Drive
Norton Canes, Cannock

Fulmar Drive
Norton Canes, Cannock, WS11 9AY

for sale offers in the region of
£400,000



Property Description

CONNELLS ESTATE AGENTS are pleased to market For Sale this fantastic DETACHED family home, set across three stories on a corner plot location in Norton Canes, Cannock. Looking for the perfect family home? LOOK NO FURTHER.

To the Ground Floor the property briefly comprises of an entrance hall leading through to the living room, guest WC and kitchen. The open plan kitchen / dining room comes fully fitted with modern grey units with integrated appliances for a sleek and orderly finish, with space for dining furniture and double french doors opening up on to the rear garden. The utility room also offers additional storage and space for appliances.

To the First Floor having THREE DOUBLE bedrooms with an En-suite to the second bedroom and a family bathroom.

To the Second Floor having the MASTER BEDROOM with an En-suite.

Externally benefiting from having a driveway suitable for multiple vehicles, a detached garage and a large enclosed rear garden.

Perfectly located just a stones throw away to Chasewater Country Park offering extensive water sport activities, nature trails and the heritage steam railway providing a fun day out for all ages right on your doorstep. Benefiting further from being close to many local amenities and both Primary & Secondary Schools, with great commuter benefits and links!

Ground Floor

Entrance Hall

Having a composite front entrance door into the hallway, with laminate flooring, ceiling light point, radiator, double glazed window to the side aspect, door to storage cupboard, doors to living room, kitchen and Guest WC.

Living Room

13' 1" x 12' 1" max (3.99m x 3.68m max)

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

Guest WC

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

Kitchen / Dining Room

18' x 9' 4" (5.49m x 2.84m)

Being a fully fitted modern kitchen with a range of grey wall drawer and base units, with laminate worktops over, integrated oven with four ring gas hob above, extractor hood, integrated appliances including fridge / freezer, dishwasher and washing machine, sink with drainer, two ceiling light points, space for dining furniture, double glazed window and french doors to the rear aspect, laminate flooring, radiator, door to utility room.

Utility Room

7' 5" x 5' 5" (2.26m x 1.65m)

Having laminate flooring, ceiling light point, base units with laminate worktop over, space and plumbing for appliances, boiler housing, door to side aspect.

First Floor

Landing

Having carpeted flooring, ceiling light point, doors to bedrooms and family bathroom, stairs to second floor.

Bedroom 2

13' 1" x 10' 4" max (3.99m x 3.15m max)

Having laminate flooring, ceiling light point, radiator, double glazed window to the front aspect, door to en-suite.

En-Suite

Having a WC, hand wash basin, corner shower cubicle with glass screens and shower above, vinyl flooring, tiled splashbacks, ceiling light point, radiator.

Bedroom 3

9' 5" x 9' 4" (2.87m x 2.84m)

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

Bedroom 4

8' 5" x 9' 4" (2.57m x 2.84m)

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

Family Bathroom

Having a WC, hand wash basin, bathtub with shower above, glass shower screen, vinyl flooring, tiled splashbacks, double glazed window to the side aspect.

Second Floor

Master Bedroom

11' 4" x 14' 1" (3.45m x 4.29m)

Having laminate flooring, radiator, ceiling light point, double glazed windows to the front and rear aspects, door to en-suite.

En-Suite

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

Outside

Front

Having steps up to the front entrance door and small laid to lawn area to the front and sides of the property.

Rear

Having a driveway suitable for multiple vehicles behind the property with gated access to the rear garden consisting of a large laid to lawn area and patio areas.

Garage

9' 8" x 18' (2.95m x 5.49m)

Having an up and over door









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

To view this property please contact Connells on

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10-12 Wolverhampton Road
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EPC Rating: B Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/CNK108012



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