



Connells

Mallard Way
Norton Canes, Cannock

Mallard Way Norton Canes, Cannock, WS11 9BA

for sale
£375,000



Property Description

CONNELLS ESTATE AGENTS are pleased to market For Sale this fantastic DETACHED FAMILY HOME located in Norton Canes, Cannock. BOASTING FOUR BEDROOMS, GUEST WC, UTILITY ROOM, GARAGE and much, much more.

To the Ground Floor the property briefly comprises of an entrance hall leading through to the two front reception rooms, with the main living room having a sought after stunning media wall with electric fire below. To the rear is the extensive kitchen / diner, with modern units and integrated appliances for a sleek and orderly finish. Completing the Ground Floor living is the utility area and the Guest WC.

To the First Floor having FOUR bedrooms with an En-Suite to the master bedroom and a family bathroom.

Externally benefiting from having driveway parking, a detached garage, and a large enclosed rear garden ideal for entertaining!

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 having excellent commuter links and benefits with the M6 Toll, M6 and A5.

Ground Floor

Entrance Hall

Having a composite front entrance door, herringbone laminate flooring, ceiling light point, radiator, doors to all living areas, stairs to first floor.

Living Room

10' 7" x 13' 2" (3.23m x 4.01m)

Having carpeted flooring, feature media wall with electric fire and shelving storage either side, ceiling light point, radiator, double glazed window to the front aspect.

Dining Room

10' 7" x 9' 8" max (3.23m x 2.95m max)

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

Kitchen / Diner

20' 2" x 9' 5" (6.15m x 2.87m)

Being a fully fitted modern kitchen with a range of wall, base and drawer units with laminate worktops over, double stainless steel sink with drainer, integrated fridge / freezer, integrated oven with four ring gas hob, extractor above, stainless steel splashback, under cabinet lights, ceiling light points, space for dining furniture, herringbone laminate flooring, designer wall radiator, double glazed french doors to the rear aspect, door to utility.

Utility Room

5' 4" x 7' 2" (1.63m x 2.18m)

Having herringbone laminate flooring, ceiling light point, door to Guest WC, space and plumbing for appliances, laminate worktop space, UPVC door to the rear aspect.

Guest WC

Having a WC, hand wash basin, radiator, ceiling light point, double glazed window to the side aspect, herringbone laminate flooring.

First Floor

Landing

Having carpeted flooring, ceiling light point, ceiling spotlights, doors to bedrooms and bathroom, door to storage cupboard.

Bedroom 1

10' 9" x 11' 4" (3.28m x 3.45m)

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

En-Suite

Having a WC, hand wash basin, shower cubicle with shower above and glass shower screen, radiator, part tiled walls, laminate flooring, ceiling light point, double glazed window to the rear aspect.

Bedroom 2

10' 9" x 11' 5" (3.28m x 3.48m)

Having carpeted flooring, ceiling light point,

radiator, double glazed window to the front aspect.

Bedroom 3

8' 9" x 9' 8" max (2.67m x 2.95m max)

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

Bedroom 4

8' 2" x 7' 7" (2.49m x 2.31m)

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

Bathroom

Having a WC, hand wash basin, bathtub with shower above, glass shower screen, radiator, part tiled walls, laminate flooring, ceiling light point, double glazed window to the rear aspect.

Outside

Front

Having a driveway suitable for multiple vehicles and access to the detached garage, and small laid to lawn areas in front of the property.

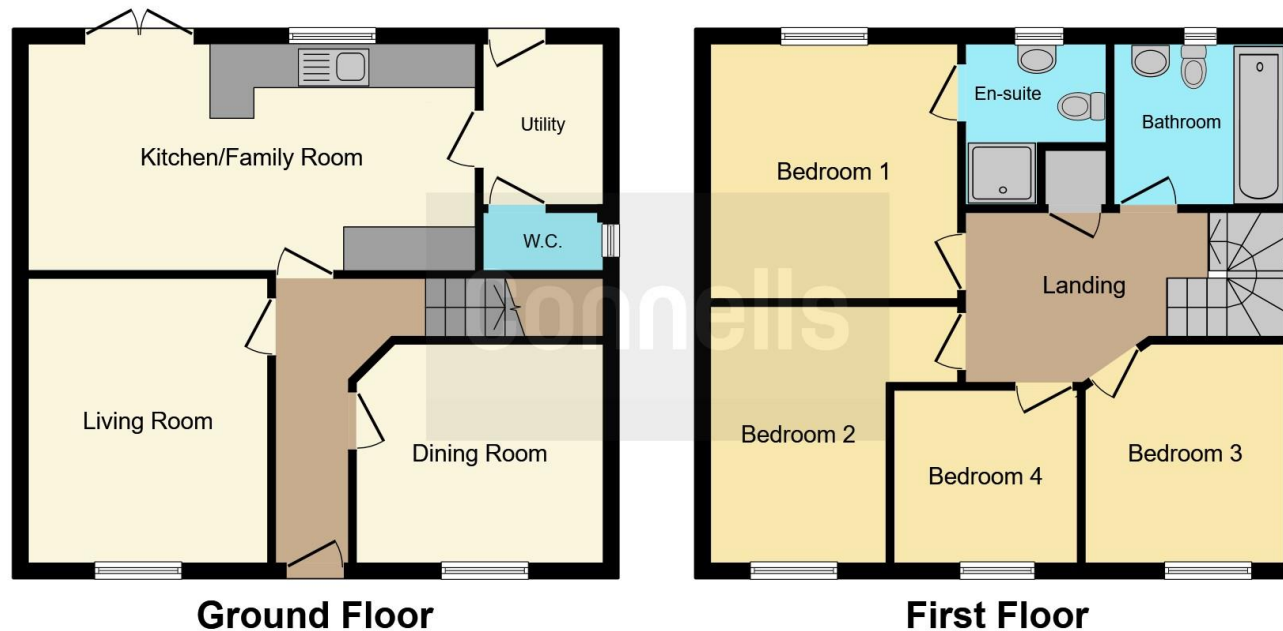
Rear

Being an enclosed rear garden with patio areas, laid to lawn area and raised decking area ideal for entertaining, gated side access.









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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EPC Rating: B Council Tax
 Band: D

Tenure: Freehold

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