



**Connells**

Woodfield Drive  
Norton Canes, Cannock



# Woodfield Drive Norton Canes, Cannock, WS11 9SR

For sale offers in the region of  
**£300,000**



## Property Description

CONNELLS ESTATE AGENTS are pleased to market For Sale this FANTASTIC LINK DETACHED BUNGALOW located in Norton Canes, Cannock. A perfect opportunity for anyone looking to downsize or looking for their forever home...

Being welcomed in through the entrance porch and the living room, offering plenty of space for both living and dining furniture if required. The inner hallway offers access to both bedrooms, the dining room, bathroom and kitchen. Both bedrooms are generous in size, with the dining room originally being a third bedroom. Adjacent to the kitchen is an attached utility space, ideal for additional storage and appliances. The garage can be accessed via the front of the house and the utility.

Externally benefiting from being situated on a sought after corner plot with driveway parking for multiple vehicles and a low maintenance generous 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. Also benefiting from being close to many local amenities and both Primary & Secondary Schools.

## Entrance Porch

Having a UPVC front entrance door and double glazed windows to the front and side aspects, tiled flooring, door into living room.

## Living Room

13' 1" x 17' max ( 3.99m x 5.18m max )

Having a UPVC entrance door to the porch, carpeted flooring, two ceiling light points, two wall lights, gas fire place with surround, radiator, double glazed bay window to the front aspect, door to inner hallway.

## Kitchen

9' 8" x 10' 4" ( 2.95m x 3.15m )

Being a fully fitted kitchen with a range of wall, base and drawer units with laminate worktops across, stainless steel sink with drainer, UPVC door into utility, tiled splashbacks, tiled flooring, double glazed window to the rear aspect, open arch and serving hatch into dining area, ceiling fan and light.

## Utility

5' 9" x 13' 1" ( 1.75m x 3.99m )

Having space and plumbing for appliances, worksurface area, tiled flooring, ceiling light point, door to kitchen, door to garage, door to rear aspect.

## Garage

9' 5" x 18' ( 2.87m x 5.49m )

## Inner Hallway

Having carpeted flooring, doors to bedrooms and living area, door to storage cupboard.

## Bedroom 1

8' 8" x 16' 7" ( 2.64m x 5.05m )

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

## Bedroom 2

9' 1" x 17' 1" ( 2.77m x 5.21m )

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

## Bedroom 3 / Dining Room

6' 9" x 16' 7" ( 2.06m x 5.05m )

Having laminate flooring, ceiling light point, wall light, radiator, double glazed sliding doors to the rear aspect.

## Bathroom

Having a WC, hand wash basin, bathtub, part tiled walls, vinyl flooring, ceiling light point, double glazed window to the side aspect.

## Outside

### Front

Being situated on a corner plot with a brick paved driveway suitable for multiple vehicles and a small front garden with laid to lawn and various shrubbery.

### Rear

Being a landscaped enclosed rear garden with large patio area, artificial grass, borders with various plants and shrubbery and 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](http://www.focalagent.com)

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**T 01543 500923**  
**E [cannock@connells.co.uk](mailto:cannock@connells.co.uk)**

10-12 Wolverhampton Road  
 CANNOCK WS11 1AH

EPC Rating: Council Tax  
 Awaited Band: C

Tenure: Freehold

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Property Ref: CNK108380 - 0001