



£400,000

🔑 TENURE: Freehold

📊 EPC RATING: C

💰 COUNCIL TAX BAND: D

Cannock

Thistledown Drive
Cannock Staffordshire



Well there's certainly nothing prickly with this outstanding generously proportioned family home on Thistledown Drive! Having undergone extensive improvement and being exceptionally well presented both inside and out you'll be superbly pleased with what this contemporary home has to offer!

Detached enjoying an enviable corner plot having a landscaped rear garden and a horse shoe driveway which provides off road parking and access to the generous garage. Internally there is an inviting entrance hall, guest w/c, contemporary breakfast kitchen and matching utility, generous lounge diner with a walk in bay window, further reception room which could be used as a sitting room, home office or playroom, rear facing conservatory. The first floor has four bedrooms with the maste being complimented with a refitted contemporary ensuite and a theres a futher family bathroom. Situated within walking distance of popular local schooling, shops, bus routes and easy access to the notorious Cannock Chase in addition to being near to McArthurGlen designer outlet.

- Stunning Contemporary Corner Detached
- Outstanding & Superbly Improved
- Four Bedrooms & Contemporary Ensuite
- Generous Garage & Pleasant Corner Plot
- Kitchen, Utility, Conservatory & WC
- Generous Lounge Diner & Separate Reception

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Entrance Hall

Delightful inviting entrance hall with a composite double glazed door and glazed side panel to the front elevation. Ceiling spot lights, radiator, stairs to the first floor with central carpet tread and chrome carpet runners. Internal contemporary doors to:

Living Room 15' 0" x 11' 10" (4.56m x 3.61m)

Good size generous room with a feature double glazed walk in bay window to the front elevation. Feature inset fire set in a decorative surround. Ceiling coving, a radiator. Open plan to:

Dining Room 9' 2" x 7' 2" (2.80m x 2.18m)

Ceiling coving, a radiator, contemporary internal door to the kitchen, french doors to the conservatory.



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Conservatory 16' 4" x 7' 3" (4.97m max 2.19m min x 2.22m max 1.16m min)

Laminate flooring, Internal contemporary door to the garage. Double glazed windows and door to the landscaped rear garden.

Kitchen 9' 3" x 7' 8" (2.83m x 2.34m)

Smart kitchen with a range of base and eye level units, fitted work surfaces incorporating a one and a half bowl sink unit with a mixer tap. Tiled splash backs, Space for a cooker, Built in breakfast bar, integrated dish washer, radiator, under stairs storage cupboard, vinyl flooring, wall mounted gas central heating boiler. Double glazed window to rear elevation. Internal door to:



Utility room 11' 3" x 8' 1" (3.44m x 2.47m)

Matching with a range of fitted base and eye level units, sink unit with a chrome mixer tap. Space for a fridge freezer, space for a washing machine and dryer. Tiled flooring. Contemporary internal doors to the Guest W/c and Study/playroom. Double glazed window to the rear and a composite stable door to the rear.



Guest W/c

Refitted with a low level flush W/c and tiled flooring.

Study/Playroom 14' 6" x 7' 10" (4.43m x 2.38m)

Ceiling coving, radiator. Double glazed window to the front elevation.



First Floor Landing

Drop down loft access hatch and ladder. Ceiling spot lights. Radiator. Storage cupboard. Double glazed window to side elevation. Contemporary internal doors to:

Bedroom One 13' 10" x 10' 7" (4.21m x 3.23m)

Ceiling coving, a radiator. Ceiling spot lights. Fitted bedroom furniture including wardrobes and bed surround. Double glazed window to the front elevation. Contemporary internal door to:



Ensuite 10' 6" x 3' 8" (3.21m x 1.12m)

Contemporary refitted shower room with a tiled walk in shower and screen. Bowl sink unit with a chrome mixer tap and storage beneath. Low level flush W/c. Tiled walls, tiled flooring, radiator. Ceiling spot lights. Wall mounted mirror cabinet. Double glazed window to the rear elevation.

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Bedroom Two 9' 8" x 9' 1" (2.94m x 2.76m)

Ceiling coving, ceiling spot lights, radiator. Built in wardrobes with sliding mirror fronts. Double glazed window to rear elevation.

Bedroom Three 8' 1" x 7' 5" (2.46m x 2.27m)

Ceiling coving and spot lights. Laminate flooring, radiator. Double glazed window to front and side elevations.

Bedroom Four 7' 4" x 6' 10" (2.24m x 2.08m)

Radiator, ceiling coving and spot lights. Double glazed window to front elevation.

Family Bathroom 5' 10" x 5' 6" (1.79m x 1.67m)

Suite comprising of a panel bath, pedestal wash hand basin, low level flush W/c. Part tiled walls. Ceiling spot lights. Double glazed window to rear elevation.



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Outside Front

Attractive approach with a drive on drive off horse shoe tarmacadam driveway. Shaped gravel flower bed. Low maintenance side gravel area. Composite contemporary side access gate. Composite fencing to the boundary on this delightful enviable corner plot. Access to the garage.

Garage 23' 5" x 10' 10" (7.13m x 3.31m)

Large garage with an electric roller door to the front.

Outside Rear Garden

Landscaped rear garden with a timber decked patio, paved pathways, feature Koi fish pond with fenced surround and timber pergola over which the current seller is prepared to remove if required. Lawn area. Composite fencing.

ID Checks

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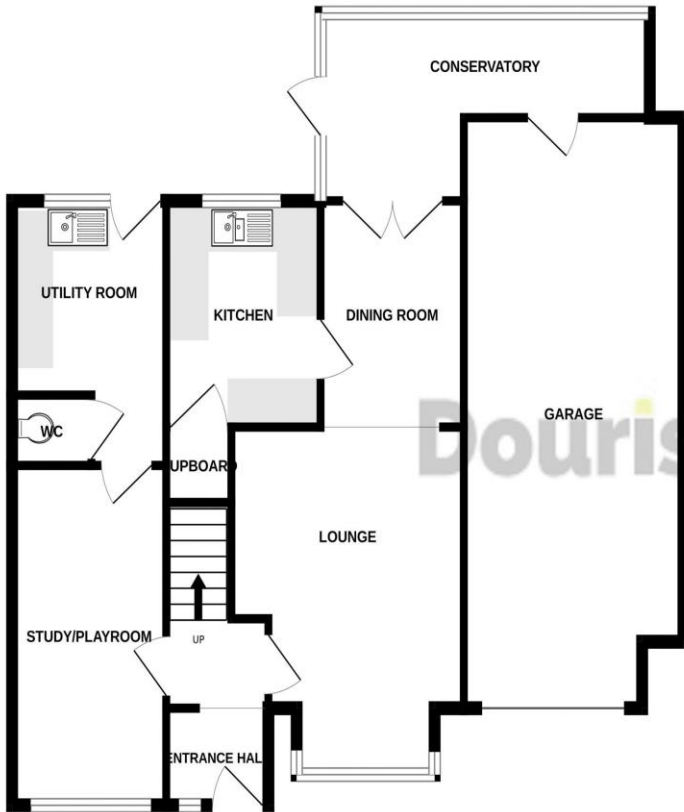
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GROUND FLOOR
917 sq.ft. (85.2 sq.m.) approx.



1ST FLOOR
510 sq.ft. (47.4 sq.m.) approx.



TOTAL FLOOR AREA: 1427 sq.ft. (132.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		69
39-54	E		
21-38	F		
1-20	G		

Best energy efficient - higher rating costs
 England & Wales EU Directive 2002/91/EC
 www.EPC4U.COM



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