



Offers Over £400,000

🔑 TENURE: Freehold

📊 EPC RATING: TBC

💷 COUNCIL TAX BAND: D

## Norton Canes Cannock

Grange Road Norton Canes  
Cannock Staffordshire



***A True example of perfection! An outstanding home from front to back, top to bottom! You'll be blown away with this exceptionally well presented detached home in an ever so popular and sought after location, with in high demand local schooling, superb commuting links, local shops and amenities, you'll just have to put your feet up and relax!***

Stunning condition with an inviting entrance hall, guest WC, living room with a feature fireplace and wood burner, contemporary open plan kitchen diner to the fabulous orangery, utility and a garage store compliment the ground floor. The first floor lay's host to the well proportioned four bedrooms with the master having a luxury ensuite shower room and then there's the family bathroom straight out the magazine. The magic doesn't end there..... a truly beautiful landscaped exterior puts the cherry on top!

- Truly Stunning Detached Home
- Exceptional Presentation & High Spec
- Four Bedrooms & Luxurious Bathroom
- Contemporary Open Plan Kitchen Orangery
- Separate Living Room & Wood Burner
- Stunning Ensuite & Landscaped Gardens

You can reach us **9am to 9pm**, 7 days a week

4 Crown Bridge, Penkridge, Staffordshire, ST19 5AA

**01785 715555**

hellopenkridge@dourishandday.co.uk



## Canopy Porch

The property has an attractive approach through the canopy porch which has a composite stable door leading to:

## Entrance Hall

The inviting entrance hall includes luxury vinyl flooring, radiator, coving, stairs leading to the first floor landing and double glazed window to the front elevation.

## Guest WC

The luxurious guest WC has a white suite including a pedestal wash hand basin with chrome taps and tiled splash backs and low level WC. Luxury vinyl flooring, radiator, coving, spotlights and double glazed window with integrated shutters to the side elevation.

## Living Room 18' 1" x 10' 7" (5.51m x 3.23m)

Being beautifully presented, the living room has a feature wood burning stone set within a decorative tiled surround with slate hearth and timber



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over mantle. Coving, two radiators, internal glazed double doors leading to the dining room and double glazed walk-in bay window to the front elevation with integrated shutters.

### **Open Plan Kitchen / Dining Room** 22' 5" x 11' 8" (6.84m x 3.56m)

Being presented in a farmhouse style and having a range of matching units extending to base and eye level with fitted quartz work surfaces having an inset Belfast sink with chrome mixer tap. Matching quartz splashbacks, space for a range style cooker set within a inglenook fireplace with feature exposed brickwork and timber over mantle. Range of integrated appliances including a dishwasher and fridge/freezer. Radiator, luxury vinyl flooring, coving, spotlights and double glazed window to the rear elevation. The dining area includes luxury vinyl flooring, space for a table and chairs, coving, additional radiator and an open plan arch leading to:



### **Orangery** 13' 8" x 8' 7" (4.17m x 2.61m)

Having luxury vinyl flooring, feature exposed brick fireplace with provision for electric fire and timber over mantle. The Orangery is 'P' shaped with an insulated roof and includes four skylights, spotlights, double glazed windows and French doors give views and access to the superb landscaped rear gardens.



### **Vestibule / Utility**

The utility area measures 9' 1" x 5' 11" (2.77m x 1.80m) whilst the vestibule area measures 8' 3" x 5' 3" (2.52m x 1.59m). Having a range of base and eye level units and fitted work surfaces with an inset Belfast sink with chrome mixer tap and matching upstands. Space for washing machine, spotlights, tiled floor, two radiators, access to loft space, double glazed skylight, double glazed window to the front elevation and double glazed door to the rear garden. An internal door leads to the garage.



### **First Floor Landing**

A spacious galleried landing having a ceiling rose, coving and radiator.

### **Bedroom One** 11' 11" x 10' 8" (3.62m x 3.24m)

Having fitted wardrobes, luxury vinyl flooring, coving, radiator and double glazed window to the front elevation with integrated shutters. A feature sliding door on cast iron rails leads to:



### **Ensuite Shower Room** 7' 9" x 5' 7" (2.35m x 1.69m)

A stunning, refitted luxury ensuite having a double walk-in shower cubicle with fitted shower and glazed screen, vanity wash hand basin with cupboard beneath and part tiled walls, and WC with enclosed cistern.



Coving, spotlights, Victorian style towel radiator, luxury vinyl flooring and double glazed window to the side elevation with integrated shutters.

**Bedroom Two** 12' 7" x 11' 5" max, 8' 1" min (3.83m x 3.48m max, 2.47m min)

Having exposed flooring, additional loft access, coving, radiator and double glazed window to the front elevation with integrated shutters.

**Bedroom Three** 10' 6" x 7' 8" (3.19m x 2.33m)

Having exposed flooring, dado rail, coving, radiator and double glazed window to the front elevation with integrated shutters.

**Bedroom Four** 9' 1" x 7' 5" (2.76m x 2.26m)

Having a coving, radiator and double glazed window to the rear elevation with integrated shutters.



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## Refitted Bathroom 10' 3" x 5' 1" (3.13m x 1.55m)

An outstanding family bathroom that has been refitted which includes a corner heart shaped bath with Victorian style telephone taps with extendable shower attachment, wash hand basin set in a vanity unit with a cupboard beneath and chrome mixer tap and low level WC. Part tiled walls, coving, spotlights and double glazed window to the rear elevation with integrated shutters.

## Outside - Front

The property is approached over a tarmac driveway which provides off-road parking and leads to the garage.

## Garage / Store 11' 6" x 8' 8" (3.50m x 2.63m)

Having a wall mounted gas central heating boiler, up and over door to the front and double glazed window.

## Outside - Rear

The stunning, landscaped rear garden includes a shaped paved patio area overlooking the remainder of the garden which is mainly Astro turf lawned areas with gravelled borders and enclosed by panel fencing. The summer house is included in the sale.



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Floor Plan Awaited

Energy Efficiency Rating		Current	Potential
102-150	A		
81-101	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**TBC**

Not energy efficient - higher running costs

England, Scotland & Wales



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