



£350,000

🔑 TENURE: Freehold

📊 EPC RATING: B

💷 COUNCIL TAX BAND: D

## Hednesford Cannock

Cooke Way Hednesford  
Cannock Staffordshire



**Welcome to this exquisite four-bedroom detached home, perfectly positioned near the breathtaking Cannock Chase, an Area of Outstanding Natural Beauty. This stunning residence offers the ideal blend of rural tranquility and modern convenience, making it a dream home for those seeking both space and sophistication.**

As you step inside, you're greeted by a spacious and inviting living room, beautifully designed to create a warm and welcoming atmosphere. Large windows flood the room with natural light, while the stylish decor and high-quality finishes add a touch of elegance. The heart of this home is the truly impressive living-kitchen area. This contemporary space features a sleek central island, perfect for casual dining or entertaining guests. The kitchen is fully equipped with top-of-the-line appliances and ample storage, creating a versatile space for both everyday living and hosting gatherings. Upstairs, you'll find four generously sized bedrooms, each thoughtfully designed to provide comfort and privacy. The master suite boasts a luxurious en-suite bathroom, while the remaining bedrooms share a well-appointed family bathroom, featuring modern fixtures and fittings. Outside, the property benefits from a beautifully landscaped garden, ideal for enjoying outdoor meals or simply soaking up the tranquility of this idyllic location. With Cannock Chase just a stone's throw away, you'll have endless opportunities for walking, cycling, and exploring nature. This

- Superbly Appointed Immaculate Detached
- Four Bedrooms & An Ensuite
- Family Bathroom & Guest W/C
- Spacious Lounge & Large Kitchen Diner
- Landscaped Garden & A Garage
- Great Location Handy For The Chase

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

Having a paved pathway leading to a double glazed entrance door.

### Entrance Hallway

Inviting entrance with contemporary column radiator, tiled flooring, door to an understairs storage cupboard, stairs to the first floor and doors to:

### Guest WC

Having a low level flush WC, vanity wash hand basin with cupboard beneath, contemporary column radiator, tiled flooring and double glazed window to the side elevation.

### Living Room 18' 2" x 11' 10" (5.54m x 3.61m)

Having luxury vinyl flooring, two radiators, a feature double glazed walk in bay window with integrated shutters to the front elevation.

### Kitchen/Diner 19' 0" x 12' 2" (5.80m x 3.70m)

A stunning, contemporary kitchen and entertaining space with a range of base and eye level units, fitted work surfaces incorporating a one and a half bowl sink unit with mixer tap. Fitted oven and hob with stainless steel cooker hood over, superb centre island breakfast bar, integrated dishwasher, fridge freezer, tiled flooring and two radiators. Internal French doors to utility store housing the gas central heating boiler with concealed space for a washing machine and condensing dryer, double glazed window and French doors to rear garden.



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## First Floor Landing

A stunning gallery landing with a turn staircase, double glazed window to the side and doors to:

### Bedroom One 11' 11" x 10' 2" (3.63m x 3.09m)

Having built-in wardrobes with sliding mirror fronts, vinyl flooring, radiator and double glazed window to the front elevation.

### En-suite 7' 0" x 6' 0" (2.14m x 1.83m)

Having a tiled walk in shower cubicle and screen, low level flush WC and pedestal wash hand basin with chrome mixer tap and tiled splashbacks. Vinyl flooring, extractor fan and radiator.

### Bedroom Two 10' 10" x 10' 0" (3.29m x 3.04m)

Having a radiator, vinyl flooring and double glazed window to the rear elevation.

### Bedroom Three 8' 7" x 7' 4" (2.62m x 2.23m)

Having built-in wardrobes, vinyl flooring, radiator, access to the loft space and double glazed window to the rear elevation.,

### Bedroom Four 8' 10" x 6' 11" (2.68m x 2.12m)

Having built-in wardrobes, vinyl flooring, radiator and double glazed window to the front elevation.

### Family Bathroom 7' 1" x 5' 7" (2.17m x 1.69m)

A smart bathroom having a white suite comprising of a panel bath shower over and screen to the side, pedestal wash hand basin with chrome mixer tap and low level flush WC. Vinyl flooring, part tiled walls, radiator and double glazed window to the side elevation.

## Outside - Front

Having a paved pathway and shrubbed area.

## Outside - Rear

A stunning, landscaped, low maintenance rear garden with a large composite deck seating area, Astro turf lawn area, paved pathway leading to an access door to the rear of the garage.

### Garage 20' 8" x 10' 5" (6.29m x 3.18m)

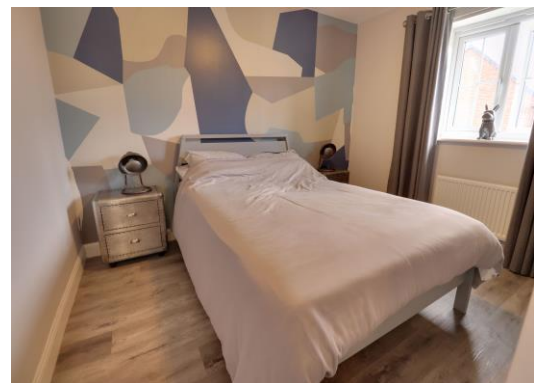
Situated at the rear of the property having an up and over door to the driveway and a double glazed door to rear garden. Tarmac driveway providing off road parking.

## Agents Note

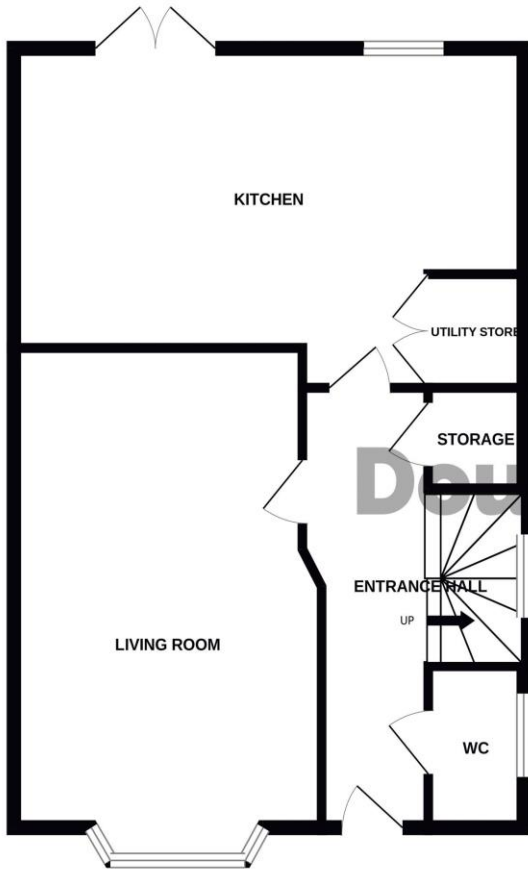
There is an annual service charge of approximately £150 P.A.

## ID Checks

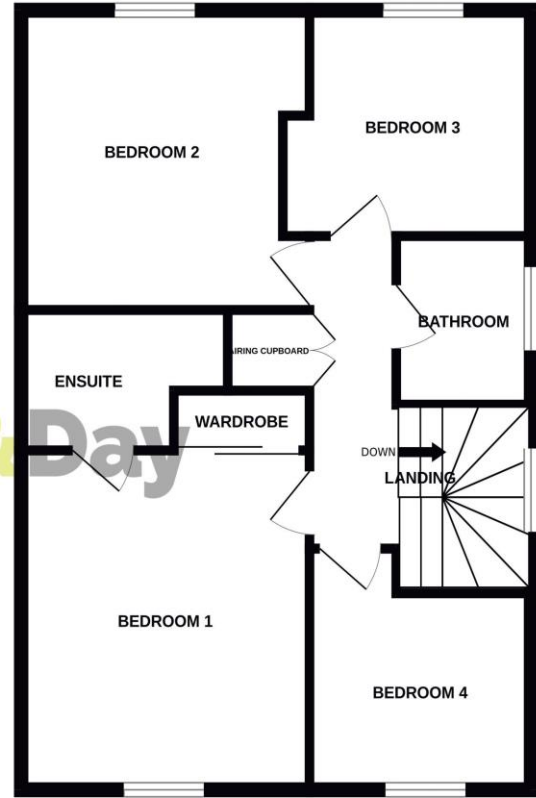
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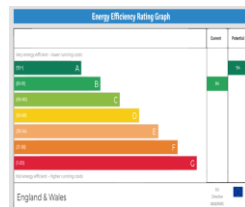
GROUND FLOOR



1ST FLOOR



Dourish&Day



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