



TURNPIKE WAY, COVEN





### Ground Floor

#### Entrance Hallway

Enter the property via a composite/obscured double glazed front door with adjoining full height uPVC/obscured double glazed windows either side, a central heating radiator, two ceiling light points, a telephone point, laminate flooring, a coved ceiling, the central heating thermostat, the keypad for the burglar alarm, a smoke alarm, carpeted stairs to the first floor landing, an under stairs cupboard and doors to the study, downstairs WC, kitchen, lounge, dining room and the integral double garage.

#### Study - 8' 7" x 8' 2" (2.605m x 2.487m)

Having a uPVC/double glazed window to the front aspect fitted with a vertical blind, a central heating radiator, a ceiling light point, a telephone point, laminate flooring which matches the entrance hallway and a coved ceiling.

#### Downstairs WC

Having a uPVC/obscure double glazed window to the side aspect, a chrome finished central heating towel rail, a ceiling light point, laminate flooring which matches the entrance hallway, a WC, tiled splashbacks and a wash hand with a chrome finished mixer tap and vanity cupboards below.

#### Lounge - 16' 5" max x 15' 5" (5.016m max x 4.688m)

Having a uPVC/double glazed window to the side aspect, a double glazed sliding patio door which allows access to the rear garden, two central heating radiators, a ceiling light point, a telephone point, a television aerial point, laminate flooring, a coved ceiling and a gas fire with a stone and timber fireplace surround.

#### Dining Room - 11' 8" max x 9' 4" (3.561m max x 2.835m)

Having a uPVC/double glazed window to the rear aspect, a central heating radiator, a ceiling light point, carpeted flooring and a coved ceiling.

#### Kitchen - 14' 6" max x 10' 8" max (4.423m max x 3.250m max)

Being a gloss-finished fully fitted kitchen with a range of wall, base and drawer cabinets with soft close doors and having Zenith Caldeira compact laminate work surfaces and matching upstands which include a peninsula. Also having two uPVC/double glazed windows; one being to the side and the other to the rear aspect, an upright central heating radiator, ceiling spotlights as well as a ceiling light point over the peninsula operated on a separate switch, tiled flooring, a glass splashback, a wine rack, a composite one and a half bowl sink with a drainer unit and a mixer tap fitted, space for an American style fridge & freezer and integrated appliances which include a Bosch full-sized dishwasher, a NEFF electric oven with a separate matching NEFF microwave oven & grill and an AEG induction hob with a matching AEG extraction fan over. There is also a door to the utility room.

#### Utility Room - 5' 2" x 8' 1" (1.565m x 2.473m)

Matching the kitchen by having a range of gloss-finished wall and base units with soft close doors and having Zenith Caldeira compact laminate work surfaces and matching upstands. Also having a uPVC/obscure double glazed door to the side aspect allowing access to the rear garden, a central heating radiator, the central heating boiler, a ceiling light point, tiled flooring, a glass splashback, a stainless steel one bowl sink with a drainer unit and a mixer tap fitted, space and plumbing for a washing machine as well as an additional space for a dryer.

## First Floor

### Landing

Having two ceiling light points, carpeted flooring, a partly covered ceiling, access to the loft, an airing cupboard housing the hot water tank, a smoke alarm and doors to the four bedrooms and the family bathroom.

### Bedroom One - 11' 3" x 15' 0" inc. wardrobe space (3.44m x 4.568m inc. wardrobe space)

Having a uPVC/double glazed window to the rear aspect, a central heating radiator, a ceiling light point with a fan, carpeted flooring, large fitted wardrobes with part mirrored sliding doors and a door to the en-suite shower room.

### En-Suite Shower Room

Having a uPVC/obscure double glazed window to the side aspect, a chrome finished central heating towel rail, a ceiling light point, tiled flooring, partly tiled walls, a wash hand basin with a mixer tap fitted, a mirrored vanity wall mounted cupboard, a shaver point, a WC and a shower cubicle with a built-in shelf and a thermostatic double-headed waterfall style shower installed.

### Bedroom Two - 13' 10" max x 16' 8" (4.215m max x 5.081m)

Having a uPVC/double glazed window to the front aspect, a central heating radiator, a ceiling light point, carpeted flooring and large fitted wardrobes with drawers and partly mirrored doors.

### Bedroom Three - 12' 6" max x 13' 5" (3.804m max x 4.079m)

Having a uPVC/double glazed window to the rear aspect, a central heating radiator, a ceiling light point, carpeted flooring and a built-in cupboard.

### Bedroom Four - 8' 11" x 14' 11" (2.714m x 4.553m)

Having a vaulted ceiling which means the ceiling is approximately three meters high in some parts of this room. Also having an arched feature uPVC/double glazed window to the front aspect, a central heating radiator, a ceiling light point, carpeted flooring and large fitted wardrobes with part mirrored sliding doors and drawers.

### Family Bathroom

Having a uPVC/obscure double glazed window to the side aspect, a central heating radiator, a ceiling light point, tiled flooring, partly tiled walls, a wash hand basin with a mixer tap fitted and a cupboard below, a mirrored vanity wall mounted cupboard, a shaver point, a WC and a bath with a thermostatic double-headed waterfall style shower over and a glass shower splash screen.

## Outside

### Integral Double Garage - 17' 4" x 16' 11" (5.273m x 5.153m)

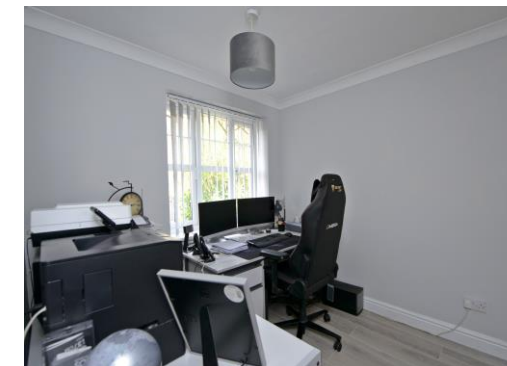
Having two up & over doors to the front aspect opening onto the driveway, power and two ceiling light points as well as additional fluorescent strip lighting operated on a separate switch.

### Front

Having an impressive approach via an enclosed storm porch with a tiled floor and beautiful wisteria over. Having a mostly tarmac and partly paved driveway which is suitable for several cars as well as two lawns, various plants and bushes, space for a seating area, outside courtesy lighting and an outside security light which has a motion sensor. The rear garden can be accessed from both sides with one side having a lockable timber gate and the other having a timber gate which leads to a large bin storage area with a lockable door that accesses the lean to/storage shed also allowing entry into the rear garden and the meter cupboards. You can also access the double garage via two up & over doors opening onto the driveway.

### Rear

Being a large Southerly facing garden which is mainly lawn with a paved patio seating area separate by a low level brick wall, an arched pergola with grape vines growing over, a lean-to/storage shed, access to the front of the property via both sides, a cold-water tap, outside courtesy lighting and borders which have a mixture of flowers, fruit trees and different shrubs. There is currently an observatory in the centre of the garden, this will be removed prior to completion which will include the circular wall this sits on (if the potential buyer requests).



## Agents Notes

The vendors of this property are a relation of one or more members of the Caley & Kulin team.



















\* A true family home with a fantastic layout located on a very desirable estate in the South Staffs village of Coven \*





Please note; this floorplan is for illustration purposes only and may not be a true reflection of the property's layout nor is this plan drawn to scale.

To view this property please contact Caley & Kulin on:  
**Cannock:** 01543 396880 **Stafford:** 01785 559880  
**Wolverhampton:** 01902 953923

**E-mail:** [info@candk.co.uk](mailto:info@candk.co.uk)

Staffordshire House, Clay Street, Penkridge, Stafford, ST19 5EW

**EPC Rating:** Awaited  
**Tenure:** Freehold  
**Council Tax Band:** F



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