



CHICHESTER DRIVE, HEATH HAYES



Ground Floor

Entrance Hall

Enter the property via a timber/partly glazed front door and having, a ceiling light point, a central heating radiator, solid oak flooring, decorative dado railing, a carpeted stairway leading to the first floor and a door opening to the lounge.

Lounge

15' 8" x 13' 7" (4.77m x 4.14m)

Having a walk-in bay window to the front aspect, a coved ceiling, wall lighting, two central heating radiators, a gas fire with a fireplace surround, carpeted flooring, a television aerial point and double, solid wood/partly glazed doors opening to the dining room.

Dining Room

10' 4" x 8' 11" (3.15m x 2.72m)

Having a coved ceiling with a ceiling light point, a central heating radiator, solid oak flooring, a door opening to the kitchen and an opening to the conservatory.

Conservatory

9' 2" x 9' 3" (2.79m x 2.82m)

Being constructed from a low-level brick wall base and uPVC/double glazed windows to the side and rear aspects and having a ceiling light point with a fan, solid oak flooring and uPVC/double glazed French doors to the side aspect opening to the rear garden.

Kitchen

10' 4" x 9' 1" (3.15m x 2.77m)

Being fitted with a range of wall, base and drawer units with laminate worksurface over and having a uPVC/double glazed window to the rear aspect, a ceiling light point, a central heating radiator, a stainless steel sink with a mixer tap fitted and a drainer unit, tiled splashbacks, a freestanding gas, double oven/hob, space for an under-counter fridge or freezer, plumbing for a dishwasher, tiled flooring and doors opening to the utility, the garage and a pantry.

Utility

Having a base cabinets with laminate worksurface over, a uPVC/double glazed window to the rear aspect, a circular stainless-steel sink, plumbing for a washing machine, space for an under-counter fridge or freezer, a central heating radiator, a ceiling light point, the central heating boiler, a door opening to the guest WC and a uPVC/double glazed door to the side aspect opening to the rear garden.

Downstairs WC

Having an obscured uPVC/double glazed window to the side aspect, a WC, a wash hand basin with a tiled splashback, tiled flooring, a central heating radiator and a ceiling light point.

First Floor

Landing

Having an obscured uPVC/ double glazed window to the front aspect, a ceiling light point, access to the loft space, carpeted flooring, decorative dado railing and doors opening to the four bedrooms and the family bathroom.

Bedroom One

13' 1" x 10' 11" (3.98m x 3.32m)

Having a uPVC/double glazed window to the front aspect, a ceiling light point, a central heating radiator, carpeted flooring, fitted wardrobes with sliding mirror doors and a wooden door opening to the en-suite shower room.

En-suite Shower Room

Having an obscured uPVC/double glazed window to the side aspect, a ceiling light point, a WC, a wash hand basin with a mixer tap fitted and under sink storage, a central heating radiator, fully tiled walls, tiled flooring and a glass shower cubicle with a thermostatic shower installed.

Bedroom Two

10' 2" x 8' 2" (3.10m x 2.49m)

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

Bedroom Three

8' 0" x 9' 7" (2.44m x 2.92m)

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

Bedroom Four

8' 1" x 8' 1" (2.46m x 2.46m)

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

Family Bathroom

Having an obscured uPVC/double glazed window to the rear aspect, a ceiling light point, a central heating radiator, a WC, a wash hand basin, fully tiled walls, tiled flooring and a bath with a mixer tap fitted which has a hand-held shower head.

Outside

Front

Having a tarmac driveway suitable for parking multiple vehicles, a lawn, courtesy lighting, a storm porch over the front entrance, a low-level brick wall, various plants, shrubs and bushes, access to the garage and access to the rear of the property via a wooden side gate.

Garage

Having power, lighting and an up and over door.

Rear

A beautifully maintained and private rear garden which has a patio dining area, a lawn, courtesy lighting, a cold-water tap, various plants, shrubs and bushes and access to the front of the property via a wooden side gate.

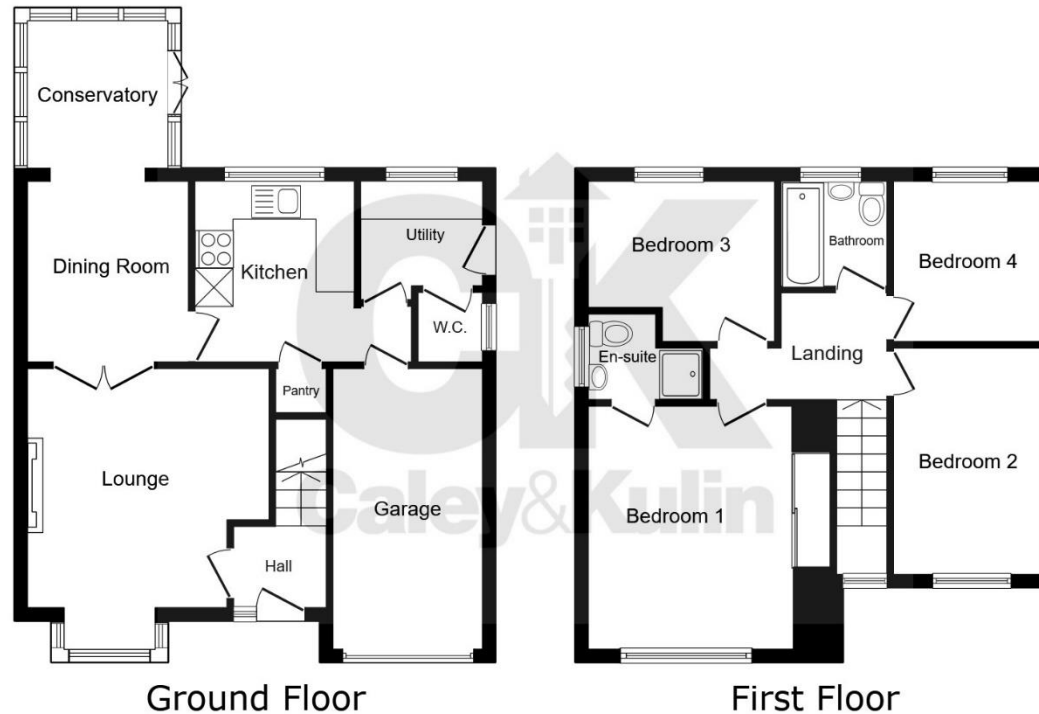








* An immaculately presented, four-bedroom family home situated in a very desirable location *



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To view this property please contact Caley & Kulin on:

Cannock: 01543 396880 **Stafford:** 01785 559880

Wolverhampton: 01902 953923

E-mail: info@candk.co.uk

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

View this property online candk.co.uk

Council Tax Band: D

EPC Rating: EPC Awaited

Tenure: Freehold

Version: CK2002/001



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