





## Ground Floor

### Entrance Hallway

Enter via a composite/partly double glazed front door and having a ceiling light point, a central heating radiator, laminate flooring, carpeted stairs to the first floor and doors to the lounge, the kitchen/diner and the downstairs WC.

### Lounge

**18' 10" x 11' 0" (5.75m x 3.36m)**

Having two uPVC/double glazed windows – one to the front aspect and one to the side aspect which are both fitted with shutter style blinds, two ceiling light points, two central heating radiators, carpeted flooring and a chimney breast with an electric stove fitted.

### Kitchen / Diner

**18' 10" x 9' 5" (5.75m x 2.86m)**

Being a fitted kitchen with a range of two-tone wall, base and drawer units with laminate work surfaces over and matching upstands. Also having a uPVC/double glazed window to the front aspect fitted with a shutter style blind, two ceiling light points, a central heating radiator, laminate flooring, a one and a half bowl stainless-steel sink with a mixer tap and a drainer, under cupboard accent lighting, open plan to the orangery, a stainless-steel splashback and a range of integrated appliances which include; an electric oven, a microwave, a dishwasher, an upright fridge/freezer and a four-burner gas hob with an extraction hood over.

### Orangery

**11' 9" x 9' 6" (3.58m x 2.89m)**

Having a uPVC/double glazed skylight, ceiling spotlights, two uPVC/double glazed windows to the side aspect fitted with Roman blinds, laminate flooring and a set of uPVC/double glazed French doors to the front aspect opening to the rear garden.

### Downstairs WC

Having a ceiling light point, vinyl flooring, a WC, a wash hand basin with a mixer tap and a door to the utility room.

### Utility Room

Having a ceiling light point, vinyl flooring, plumbing for a washing machine and space for a dryer.



## First Floor

### Landing

Having a ceiling light point, carpeted flooring, an airing cupboard and doors to the four bedrooms and the family bathroom.

### Bedroom One

**13' 4" x 11' 3" (4.06m x 3.43m)**

Having a uPVC/double glazed window to the side aspect fitted with a shutter style blind, a ceiling light point, a central heating radiator, carpeted flooring, fitted wardrobes and a door to the en-suite shower room.

### En-Suite Shower Room

Having a uPVC/double glazed window to the rear aspect, a ceiling light point, a chrome finished central heating towel rail, vinyl flooring, a WC, a shaver point, a wash hand basin with mixer taps fitted and a vanity drawer and a shower cubicle which has a thermostatic shower installed.

### Bedroom Two

**11' 3" x 9' 7" (3.43m x 2.93m)**

Having a uPVC/double glazed window to the side aspect fitted with a venetian blind, a ceiling light point, a central heating radiator and carpeted flooring.

### Bedroom Three

**9' 7" x 7' 4" (2.93m x 2.23m)**

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

### Bedroom Four

**7' 1" x 3' 9" (2.17m x 1.14m)**

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

### Family Bathroom

Having a uPVC/double glazed window to the front aspect fitted with venetian blinds, a ceiling light point, a chrome finished central heating towel rail, vinyl flooring, a WC, a wash hand basin with mixer taps fitted, and a bath with a thermostatic shower installed as well as a glass shower screen.

## Outside

### Front & Driveway

Having a gravel warp-around landscaped area and a tarmac driveway suitable for multiple cars which also leads to the front of the garage.

### Garage

**7' 4" x 9' 7" (2.24m x 2.92m)**

Having power, lighting and an electric remote operated roller shutter door.

### Home Office

**11' 9" x 9' 6" (3.58m x 2.89m)**

Accessed via double glazed bi-fold doors from the rear garden and having ceiling spotlights, an electric radiator, laminate flooring and a Velux style window.

### Rear Garden

Being a landscaped garden which is mainly lawn with paved areas for dining. Having gravel decorative borders and a raised planted area which has a range of plants and bushes. Also having outside lighting, an outside cold-water tap and access to the front via a wooden gate which leads to the driveway.

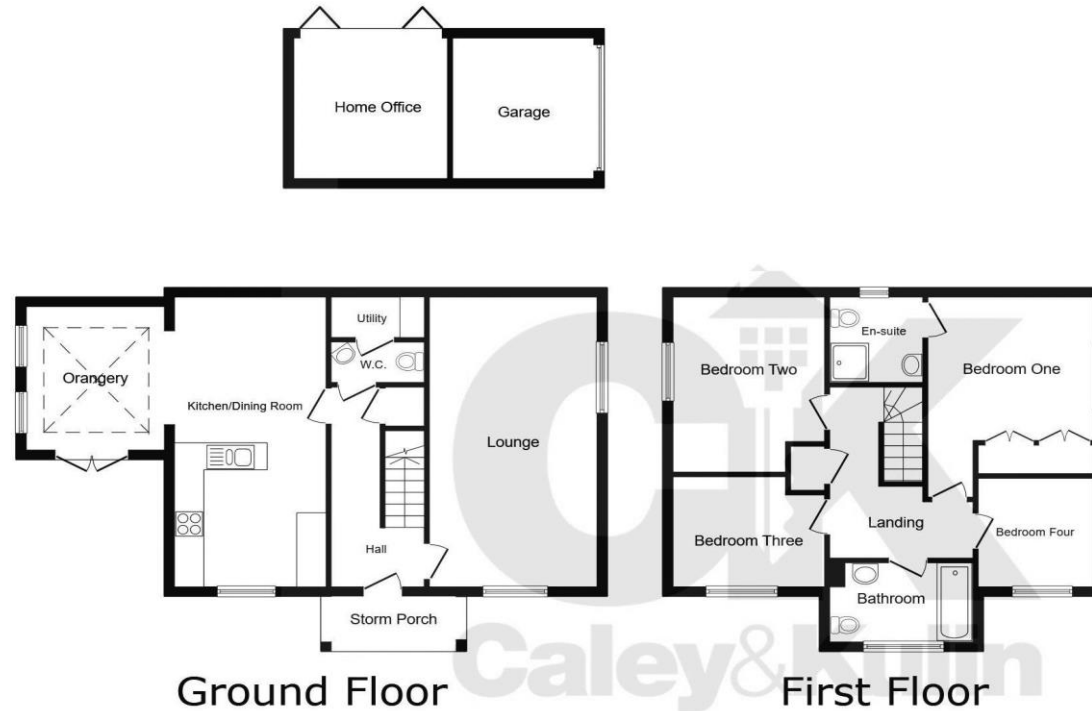












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To view this property please contact Caley & Kulin on:

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

**Wolverhampton:** 01902 953923

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

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

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**EPC Rating: C**

**Tenure: Freehold**

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