



COOKE WAY, HEDNESFORD



Ground Floor

Entrance Hall

Enter the property via a uPVC / double glazed front door and having a ceiling light point and a door to the lounge.

Lounge

19' 6" x 13' 7" (5.94m x 4.14m)

Having uPVC / double glazed window to the front aspect with a shutter style blind fitted, two ceiling light points, a central heating radiator, carpeted flooring, a carpeted stairway to the first floor and a door opening to the kitchen/dining area.

Kitchen/Dining Area

18' 5" max x 13' 10" (5.61m max x 4.21m)

Being a gloss finished fitted kitchen with a range of wall, base and drawer units with laminate worksurface over and matching upstands and having a uPVC / double glazed window to the rear aspect with a shutter style blind fitted, both ceiling spotlights and a ceiling light point, a central heating radiator, a stainless-steel sink with a mixer tap fitted and a drainer unit, an electric oven integrated into a tall cabinet, a four burner gas hob with an integrated extraction unit over and a stainless steel splashback behind, an integrated dishwasher, space for an upright American style fridge / freezer, laminate flooring, a door to the utility room and uPVC / double glazed French doors to the rear aspect opening to the garden with full height uPVC / double glazed windows each side of the doors and to both side aspects.

Utility room

6' 0" x 5' 2" (1.83m x 1.57m)

Having a gloss base cabinet and laminate worksurface with upstands which match the kitchen, plumbing for a washing machine, a ceiling light point, linoleum flooring, a central heating radiator, a door to the downstairs WC and a uPVC / double glazed door to the rear aspect which opens to the garden.

Downstairs WC

Having a WC, a wash hand basin with a mixer tap fitted and a tiled splashback, a central heating radiator, a ceiling light point and linoleum flooring.



First Floor

Landing

Having a ceiling light point, a central heating radiator, access to the loft space, carpeted flooring, an airing cupboard and doors to the four bedrooms and the family bathroom.

Bedroom One

12' 11"max x 11' 6" (3.93m max x 3.50m)

Having a uPVC / double glazed window to the front aspect with a shutter style blind fitted, a ceiling light point, a central heating radiator, carpeted flooring, a built-in wardrobe with sliding mirror doors and a door 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, linoleum flooring and a glass shower cubicle with a thermostatic shower installed.

Bedroom Two

14' 0" x 11' 8"max (4.26m x 3.55m max)

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

Bedroom Three

12' 2"max x 9' 0" (3.71m max x 2.74m)

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

Bedroom Four

8' 8"max x 11' 2"max (2.64m max x 3.40m max)

Having a uPVC / double glazed window to the rear aspect with a shutter style blind fitted, a ceiling light point, a central heating radiator and carpeted 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 with a mixer tap fitted, partly tiled walls, linoleum flooring and a bath with a mixer tap fitted.

Outside

Garage

Being an integral garage and having power, lighting and an up and over door.

Front

Having a tarmac driveway suitable for parking several vehicles, a lawn, courtesy lighting, access to the rear of the property and access to the garage.

Rear

Being mainly lawn and having a patio seating area, a gravel area and access to the front of the property.

Agents Notes

Tenure – Freehold
Council Tax Band - D

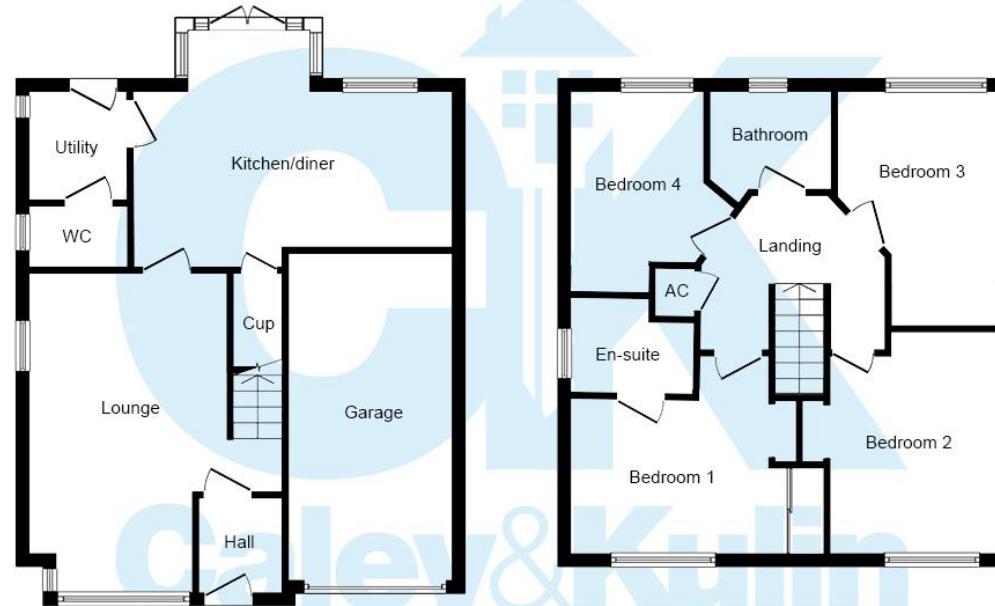








* A huge four bedroom detached property located on a large plot which was brand new in 2018 *



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

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

View this property online candk.co.uk

Council Tax Band: D

EPC Rating: B

Tenure: Freehold

Version: CK1125/001



Find us on facebook
facebook.com/candk.co.uk



These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

See all our properties at www.candk.co.uk | www.rightmove.co.uk

