





**Ground Floor**



**Entrance Porch**

Enter via a uPVC/double glazed front door and having uPVC/double glazed windows to the front and side aspects, wall lighting, tiled flooring and a composite/partly glazed door opening to the hallway.

**Hallway**

Enter the property via a composite/partly double glazed front door and an obscured uPVC/double glazed window also to the front aspect, a central heating radiator, a coved ceiling with a ceiling light point, solid wood flooring, a solid wood, spindle, carpeted stairway leading to the first floor and solid wood doors opening to the lounge, the kitchen/dining/family room, the study, the guest WC and a under-stairway storage cupboard.

**Lounge**

**20' 2" x 12' 10" (6.151m x 3.900m)**

Having a uPVC/double glazed window to the front aspect, a coved ceiling with a ceiling light point, wall lighting, an open chimney breast with a multi-fuel burner installed and a wooden mantel over, a central heating radiator, solid wood flooring, double, solid wood doors opening to the kitchen/dining/family room, a television aerial point and uPVC/double glazed French doors to the rear aspect opening to the garden.

**Study**

**11' 0" x 10' 0" (3.348m x 3.042m)**

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

**Downstairs WC**

Having an obscured uPVC/double glazed window to the front aspect, a WC, a wash hand basin with a mixer tap fitted and under-sink storage, a ceiling light point, a central heating radiator and solid wood flooring.

**Open Plan Kitchen/Dining/Family Room**

**24' 10" x 12' 4" max (7.571m x 3.756m max)**

**Kitchen Area**

Being fitted with a range of wall, base and drawer units with granite work surface over and matching upstands and having a uPVC/double glazed window to the rear aspect, both ceiling spotlights and a ceiling light point, a central heating radiator, a gas, range oven/hob with a stainless steel/glass chimney style extraction unit over and a glass splashback behind, a composite sink with a mixer tap fitted and a drainer unit, a central island with breakfast bar seating, plumbing for a washing machine, an integrated dishwasher, an integrated, upright fridge/freezer, tiled flooring and a solid wood door opening to the utility.

**Dining/Family Room Area**

Being open plan to the kitchen and having wall and base units with granite work surface over and matching upstands, uPVC/double glazed French doors to the rear aspect opening to the garden with uPVC/double glazed windows to the side and rear aspects, a coved ceiling with both ceiling spotlights and a ceiling light point, a central heating radiator and tiled flooring.

**Utility**

**7' 3" x 7' 7" (2.214m x 2.301m)**

Being fitted with base units with laminate work surface over and having a uPVC/double glazed window to the front aspect, a ceiling light point, a central heating radiator, a stainless steel sink with a mixer tap fitted and a drainer unit, plumbing for a washing machine, space for an under-counter fridge or freezer, tiled flooring and a partly glazed door opening to the inner hall.

## First Floor

### Landing

Having a Velux style window to the front aspect, a covered ceiling with two ceiling light points, access to the loft space, a central heating radiator, solid wood flooring, an airing cupboard and solid wood doors to the five bedrooms and the family bathroom.

### Bedroom One 10' 6" x 6' 1" (3.193m x 1.862m)

Having two uPVC/double glazed window one to the front aspect and one to the side aspect, a covered ceiling with a ceiling light point, a central heating radiator, solid wood flooring, built-in wardrobes and a wooden door opening to the en-suite shower room.

### En-suite Shower Room 6' 0" x 8' 1" (1.828m x 2.455m)

Having an obscured uPVC/double glazed window to the rear aspect, a chrome finished central heating towel rail, both ceiling spotlights and a ceiling light point, a WC, a wash hand basin with a mixer tap fitted and a tiled splashback, solid wood flooring, a shaver point, an extraction unit, a shower cubicle with a thermostatic shower installed and a wooden door opening to a storage cupboard.

### Bedroom Two 10' 7" x 10' 2" (3.219m x 3.096m)

Having a uPVC/double glazed window to the rear aspect, a covered ceiling with a ceiling light point, a central heating radiator, solid wood flooring and built-in wardrobes.

### Bedroom Three 12' 2" x 11' 1" (3.698m x 3.372m)

Having a uPVC/double glazed window to the rear aspect, a covered ceiling with a ceiling light point, a central heating radiator, solid wood flooring and built-in wardrobes.

### Bedroom Four 9' 7" x 9' 5" (2.925m x 2.874m)

Having a uPVC/double glazed window to the rear aspect, a covered ceiling with a ceiling light point, a central heating radiator, a door opening to a storage cupboard and solid wood flooring.

### Bedroom Five 6' 9" x 7' 6" (2.061m x 2.279m)

Having a uPVC/double glazed window to the front aspect, a ceiling light point, a central heating radiator, solid wood flooring and a door opening to a storage cupboard.

### Family Bathroom

Having an obscured uPVC/double glazed window to the rear aspect, both ceiling spotlights and a ceiling light point, a chrome-finished central heating towel rail, a WC, a sit-on wash hand basin with a wall mounted mixer tap fitted, partly tiled walls, vinyl flooring, a bath with a mixer tap fitted and a separate shower cubicle with a thermostatic shower installed.

## Outside

### Front

Situated on a large corner plot and having a block-paved driveway suitable for parking multiple vehicles, a large lawn, courtesy lighting, various trees, plants, shrubs and bushes and access to the rear of the property via a wooden side gate.

### Rear

A huge and private rear garden which is mainly lawn and has a patio area, a raised, decked dining area which has inset lighting, two wooden sheds, a cold-water tap, courtesy lighting, various trees, shrubs and bushes and access to the front of the property via a wooden side gate.









## Annexe

### Inner Hall

Having two uPVC/partly double glazed doors one to the front aspect opening to the driveway and one to the rear aspect opening to the garden, a ceiling light point, laminate flooring and a door opening to the lounge/diner.

### Lounge/Diner 17' 8" x 16' 10" (5.389m x 5.139m)

Having two uPVC/double glazed windows to the front aspect, two ceiling light points, two central heating radiators, both laminate and carpeted flooring, access to loft storage, a television aerial point and doors opening to the kitchen, the shower room, the bedroom and a storage cupboard.

### Kitchen 5' 5" x 6' 0" (1.639m x 1.832m)

Being fitted with a wall and base units with laminate work surface over and having a uPVC/double glazed window to the side aspect, a ceiling light point, a central heating radiator, a built-under electric oven with a domino electric hob and a stainless steel chimney style extraction unit over, a stainless steel sink with a mixer tap fitted and a drainer unit, tiled splashbacks, space for an under-counter fridge or freezer and laminate flooring.

### Shower Room

Having an obscured uPVC/double glazed window to the side aspect, a central heating towel rail, a WC, a wash hand basin with a mixer tap fitted and under-sink storage, laminate flooring and a fully tiled glass shower cubicle with a shower installed.

### Bedroom 8' 1" x 14' 9" (2.469m x 4.486m)

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













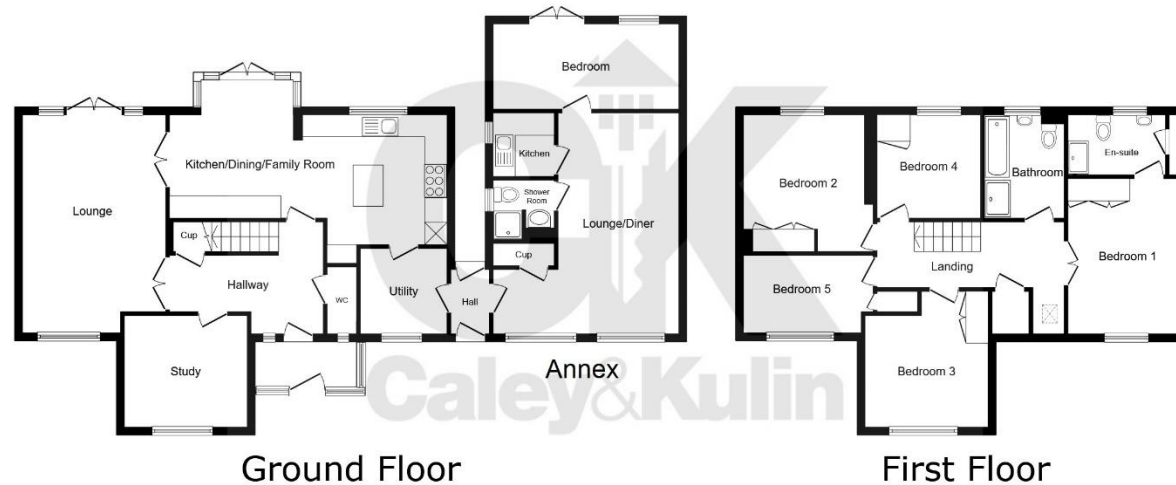






\* Immaculately presented \* Positioned on a very large plot in a rural area \*  
\* Five-bedroom family home WITH additional annexe which has one large bedroom \*





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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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