



Paddock House, Old Penkridge Road, Cannock

Offers In Region Of £650,000

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Lee Cooke Personal Estate Agents proudly presents this exceptional, newly built eco-conscious detached bungalow, positioned within a prestigious gated area. With remote controlled electric gated entry, this home offers the perfect balance of high end living, security, and energy efficiency.

Designed with discerning buyers in mind, this versatile and stylish residence seamlessly combines cutting edge eco-technology with contemporary luxury finishes. Set on a generous plot, the property benefits from ample off-road parking, a spacious garage with remote operated doors, and beautifully landscaped front and rear gardens, complete with an entertainment patio and lawn.

Step through the statement composite entrance door into a welcoming hallway, thoughtfully designed with storage space and a control hub for the underfloor heating system and mechanical ventilation system. The heart of the home is the breath taking open-plan kitchen, dining, and family entertainment space, featuring premium integrated Neff appliances. A separate, utility room offers additional convenience with side access.

The accommodation continues with three generously sized double bedrooms, two luxury en-suite shower rooms, complemented by a separate designer family bathroom. The property also boasts a substantial pre fitted attic space offering clear potential for conversion into a luxury master ensuite and dressing room or additional living area (subject to necessary permissions).

This forward thinking home has been expertly engineered for maximum sustainability and minimal energy consumption, achieving a remarkable EPC Rating of A (96/100). Eco features include an A- rated ultra-efficient sealed and insulated build, triple-glazed flush casement windows, mechanical ventilation with heat recovery (MVHR), a ground source Kensa heat pump with app-based control, solar PV panel system with 5KW battery storage, and underfloor heating throughout.





Entrance Hall

A welcoming entrance via a stylish composite door with side window, enhanced by luxury wooden flooring and underfloor heating throughout. A selection of oak internal doors lead to the main rooms, with ceiling spotlights, smoke alarms, a useful storage cupboard, and a dedicated control area for the underfloor heating system, all contributing to the high-end finish of this elegant space.

Entertainment Lounge/Kitchen Diner 24' 6" x 16'

The true heart of the home, this impressive open plan living space boasts a stunning collection of bespoke coloured wall and base units with granite work surfaces, a complementary central island with breakfast bar, and feature gold-finished handles with matching sink and tap. High-spec integrated Neff appliances include a fridge/freezer, dishwasher, five burner induction hob with designer extractor hood, oven, and grill. Ceiling spotlights and smoke alarms complete the space, while twin sets of striking bi-fold doors seamlessly connect the interior to the rear patio and garden, creating a luxurious indoor-outdoor living experience.





Utility

7' 1" x 5' 3"

A practical and stylish utility space with a double-glazed composite door offering side access, matching wall and base units with gold-finished handles, a coordinating sink and tap, and oak internal door to the hallway. Finished with ceiling spotlights.

Bedroom One

12' x 10' 2"

A generous double bedroom with feature bi-fold doors opening onto the rear garden, oak doors to the hallway and en-suite, underfloor heating beneath plush carpeting, and USB charging point.



En-suite Number One

Elegant and modern, featuring a triple-glazed window to the side, oak door to bedroom one, a high quality suite with a walk-in shower enclosure, fitted screen, integrated WC and vanity wash basin. Finished with stylish tiling to floor and part walls, ceiling spotlights, and extractor fan.

Bedroom Two

11' 3" x 11' 2"

A beautifully presented double bedroom with triple-glazed flush casement window to the front, oak internal doors leading to both the en-suite and hallway, underfloor heating beneath soft carpet flooring, and a convenient USB charging point.



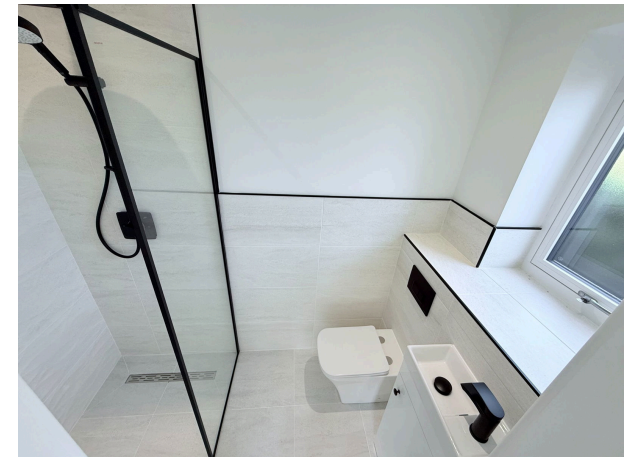
En-suite Number Two

Stylishly appointed with a triple-glazed window to the side, oak door from bedroom two, walk-in shower with fitted screen, integrated WC, and matching vanity basin. Tiled flooring and part-tiled walls are complemented by ceiling spotlights and extractor fan.

Bedroom Three

11' x 10' 8"

Another well-proportioned double bedroom with triple-glazed flush casement window, oak internal door to the hallway, wall-mounted heating control, and USB point.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A	96	96
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales		EU Directive 2002/91/EC

Family Bathroom

A luxurious family bathroom, beautifully finished with a triple-glazed flush casement window to the front, oak internal door to the hallway, and an elegant suite comprising a feature freestanding tub with designer tap, vanity mounted wash basin, and low-level WC. Stylish floor tiling and a decorative feature tiled wall complete the look, alongside ceiling spotlights and extractor fan.

Attic Area

Thoughtfully designed with future potential in mind, the developer advises that the attic has been built using full attic spec trusses and it pre plumbed and wired ready fir first fix plumbing and electrics and offers approximately 500 sq ft of space, ideal for conversion into a Fantastic master suite (subject to the necessary permissions). Accessed from the entrance hall — viewing is recommended to appreciate its full potential.

Front Garden

Accessed via secure, remote controlled electric gates, the shared driveway leads to an exclusive tarmac driveway winding toward this striking home, known as Paddock House. A landscaped frontage features a private entrance path with canopy porch and lighting, along with lawned areas, mature trees, shrubs, and planting. Off-road parking is available in front of the spacious detached garage, which includes remote entry access. A composite style gate provides direct access to the rear garden. For added convenience, an electric vehicle charging point is located to the right of the garage.

Detached Garage

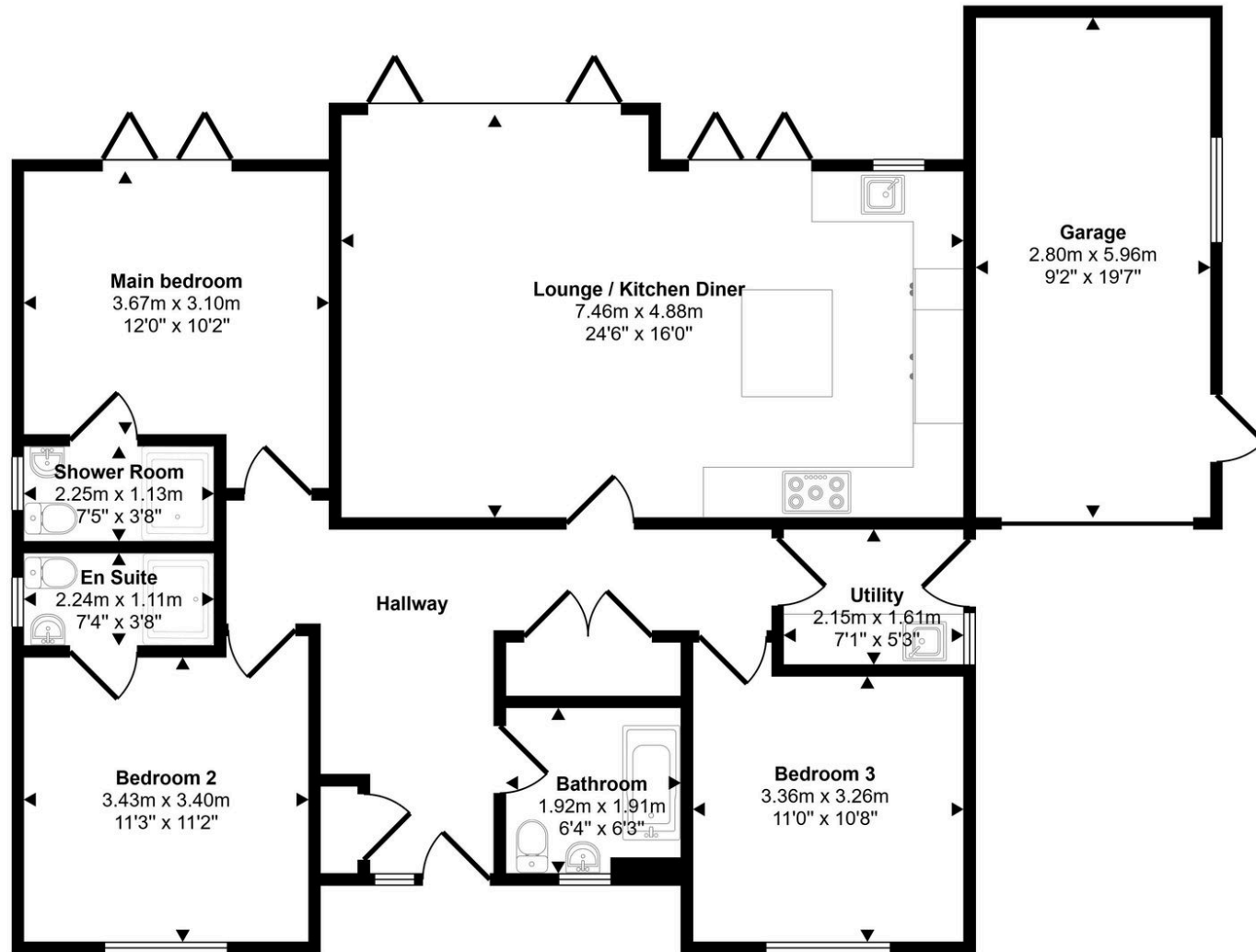
19' 7" x 9' 2"

A sizeable detached garage with electric remote door, providing secure off-road parking. Includes a side-access composite door, large loft storage area, and the battery storage system for the solar panel array.

Rear Garden

Enjoying a private and tranquil setting, the rear garden features a paved entertainment patio ideal for al fresco dining, a well kept lawn, stylish wall lighting, and a gated pathway providing side access to the front of the property.

Approx Gross Internal Area
121 sq m / 1302 sq ft



Floorplan