



O'Connor Avenue, Cherry Blossom, Hednesford

Offers Over £395,000

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LEE COOKE PERSONAL ESTATE AGENTS PRESENTS THIS STUNNING 4 BEDROOM SHOW HOME-STYLED DETACHED FAMILY RESIDENCE SITUATED ON THE SOUGHT AFTER CHERRY BLOSSOM ESTATE IN HEDNESFORD (REF LC1235)

Lee Cooke Personal Estate Agents presents this beautifully designed and restyled modern detached home, finished to exceptional standards throughout and offered in true show home condition. Situated on the ever-popular Cherry Blossom Estate within Hednesford, this wonderful property occupies a desirable cul-de-sac position and enjoys green views to the front.

Externally, the home benefits from **ample off-road parking to the front, garage/store with side access, and a beautifully landscaped rear garden** featuring a generous lawn, entertainment decked area, and outdoor space ideal for family living and entertaining.

Internally, the well-planned accommodation comprises an inviting entrance hall, ground floor guest WC, and a spacious lounge with a **stylish feature media wall and designer fireplace**. The part-converted garage provides a versatile sitting area/family room, ideal as a home office or playroom. **The heart of the home is the wonderfully redesigned entertainment kitchen diner, complete with a fitted breakfast bar and a superb range of integrated appliances.**

To the first floor, a welcoming landing leads to **four generous bedrooms**, including a fitted en suite to the principal bedroom, and a separate modern family bathroom.

This property truly combines contemporary design, quality finishes, and everyday practicality – an ideal choice for families seeking a stylish and convenient home in a sought-after location.





Entrance Hall

A welcoming entrance hall approached via a double-glazed composite front door, featuring high-quality LVT flooring, stairs rising to the first-floor landing with **feature oak handrail and newel posts**, and doors leading to various rooms. Includes a **central-heated radiator** and **meter/storage cupboard**.

Ground Floor Guest WC

Accessed from the entrance hall and fitted with a **low-flush WC**, **wall-mounted wash basin set in a vanity unit**, and **heated towel rail**. Finished with **LVT flooring**, **feature part brick-effect walls**, and **extractor fan**.

Entertainment Kitchen Diner – 28'7" x 11'0"

Stunning **refitted designer kitchen diner**, the true heart of the home. Offering **double-glazed French doors with fitted blinds** and **two double-glazed windows overlooking the rear garden**, this light-filled space includes a **glazed door to the entrance hall** and **opening to the family area**. Fitted with a **superb range of modern wall and base units with low-profile composite worktops**, **matching breakfast bar**, and **part brick-effect tiled walls**. Equipped with an impressive range of **integrated appliances** including a **dishwasher**, **washing machine**, **Bosch five-burner induction hob**, **Zanussi oven with matching grill**, **integrated sink**, and **feature ceiling-mounted sound system**. Finished with **LVT flooring** and a **designer radiator**.





Lounge – 18'0" (into bay) x 11'2" (into recess)

A beautifully presented reception room featuring **LVT flooring, double-glazed bow window to the front** with attractive **green views**, and **central-heated radiator**. The focal point of the room is a **feature media wall with fluted panelling** and a **complimentary remote-controlled electric living-flame fireplace**, creating an elegant yet cosy atmosphere.

Sitting Area / Family Room – 10'3" x 10'0"

Located to the rear of the part-converted garage, this versatile space features a **fluted panelled wall, double-glazed door to side access**, and an **open aspect leading into the main entertainment kitchen diner**. Ideal as a family room, playroom, or home office.



Bedroom One – 15'0" x 11'1"

A spacious double bedroom with a **double-glazed window to the rear**, **feature panelled wall**, **central-heated radiator**, and doors leading to the landing and en suite.

En Suite

Fitted with a **low-flush WC**, **pedestal wash basin**, and **walk-in shower area**. Includes a **double-glazed window to side**, **tiled flooring**, **heated towel rail**, and **extractor fan**.

Bedroom Two – 13'6" x 11'2"

Another generous double bedroom with **double-glazed window to rear**, **central-heated radiator**, and **door to landing**.



Bedroom Three – 11'6" x 13'0" (into recess)

A bright double bedroom featuring a **double-glazed window to front** with **green views**, **central-heated radiator**, and **door to landing**.

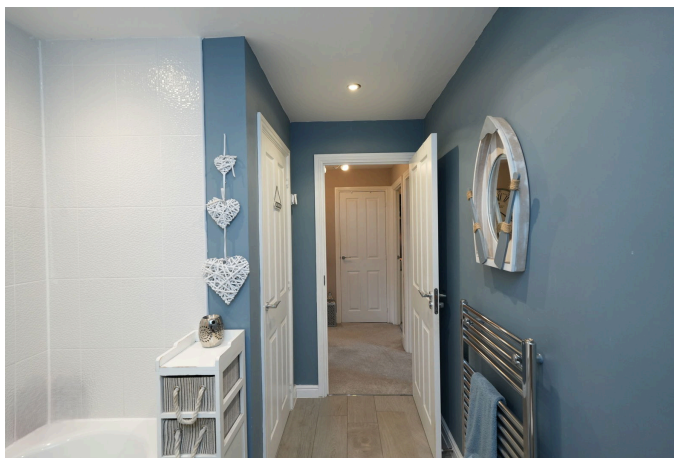
Bedroom Four – 10'1" x 9'1"

A well-proportioned fourth double bedroom with **double-glazed window to front** offering **green views**, **central-heated radiator**, and **door to landing**.

Family Bathroom

Appointed with a **double-glazed window to side**, **airing cupboard**, and a **modern fitted suite** comprising a **panelled bath with fitted shower and screen**, **pedestal wash basin**, and **low-flush WC**. Finished with **spotlights**, **tiled floor** and **part-tiled walls**, **extractor fan**, and **heated towel rail**.





Front Garden & Driveway

A beautifully maintained frontage with **tarmacked off-road parking**, **slate and pebbled areas**, **wall lighting**, and **dual security lights**. Includes an **up-and-over door to garage/store**, **main composite entrance door**, and **gated side access**.

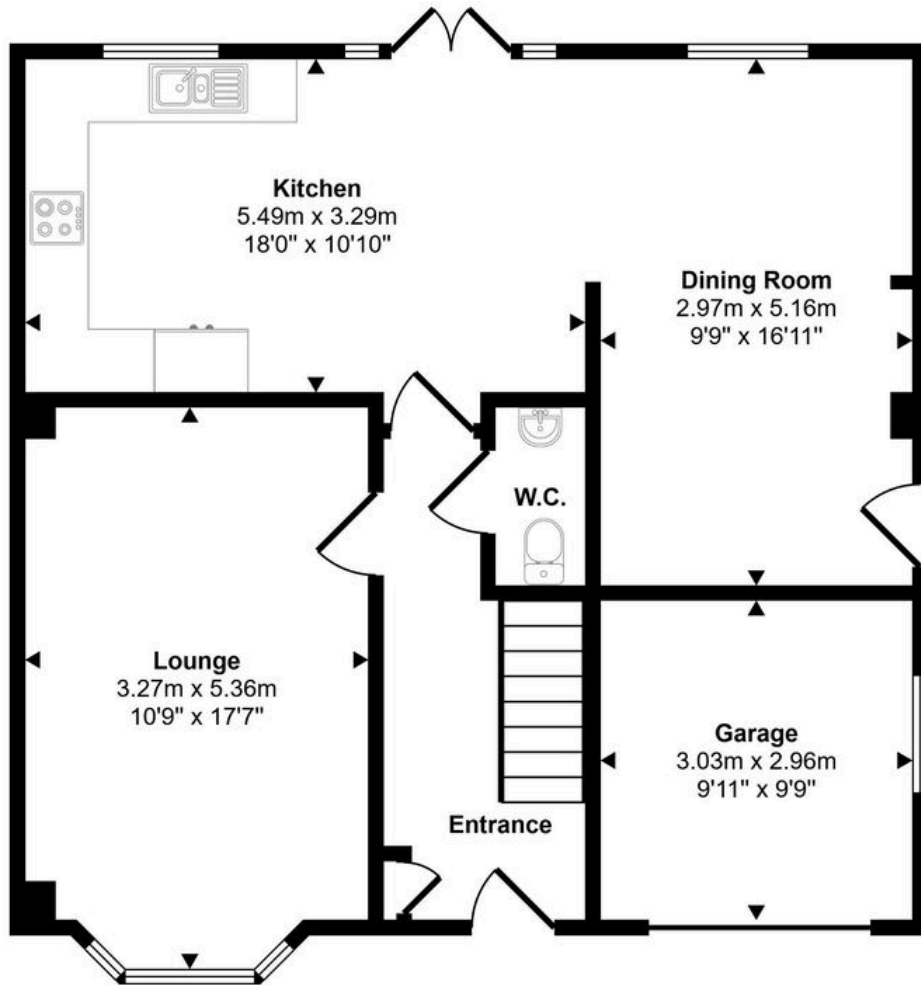
Rear Garden

An attractive and well-proportioned rear garden featuring a **paved entertainment patio**, **large lawned area**, **feature centre partition fencing**, and a **large wooden entertainment decked area** ideal for outdoor dining. Surrounded by **plants, trees, and shrubs**, the garden also includes **security lighting**, **external power points**, **hot and cold water taps**, and a **gated pathway leading to the front**.

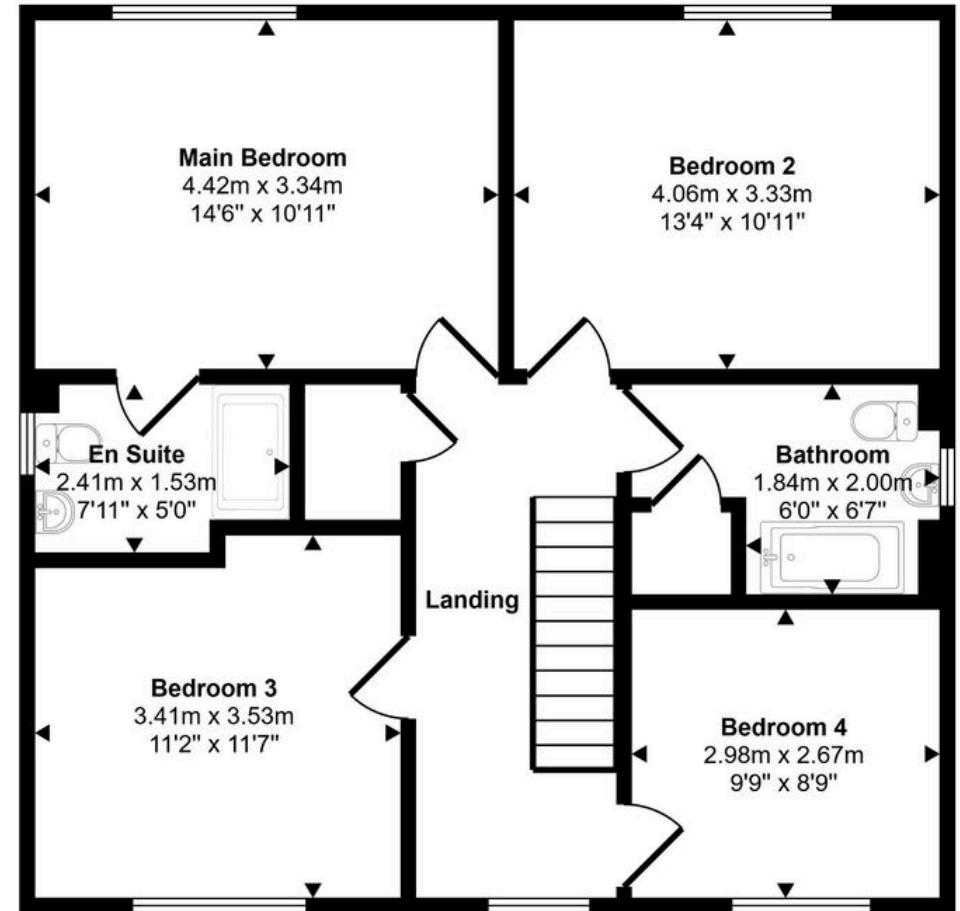
Garage / Store

Currently part-converted to provide the **sitting area/family room** to the rear, and offering **power points, lighting**, and an **up-and-over door to front** for storage access.

Approx Gross Internal Area
143 sq m / 1539 sq ft



Ground Floor
Approx 71 sq m / 769 sq ft



First Floor
Approx 72 sq m / 770 sq ft