



Webbs

Helping people move since 1994

Lupin Drive | Huntington, Cannock | WS12 4US

Offers Over £325,000

 **Webbs**
estate agents

Summary

MOTIVATED SELLER ** EXTENDED HOME ** STUNNING KITCHEN DINER ** ORANGERY ** FIVE BEDROOMS ** EN-SUITE ** GROUND FLOOR LOUNGE ** IDEAL FOR CANNOCK CHASE ** EXCELLENT LOCAL AMENITIES ** GOOD TRANSPORT LINKS ** ENCLOSED REAR GARDEN ** VIEWING STRONGLY ADVISED **
WEBBS ESTATE AGENTS are pleased to offer for sale this extended and extremely well-presented home, with excellent school catchments, ideal for Cannock Chase, local amenities and transport links.

In brief consisting of entrance, guest WC, a simply stunning kitchen/diner family area, the orangery with glass lantern is currently used as a gorgeous dining space, integrated appliances and breakfast island, the lounge has dual aspect windows overlooking both the front and rear garden.

To the first floor there are three bedrooms and family bathroom with one of the bedrooms having a Juliette balcony, on the second floor two bedrooms, the master bedroom has a large en-suite bathroom, externally this property has a new front driveway, the enclosed rear garden is low maintenance with patio seating areas, EARLY VIEWING IS STRONGLY ADVISED TO FULLY APPRECIATE THE SIZE AND STANDARD.

Key Features

- STUNNING
- ORANGERY DINING AREA
- FIVE BEDROOMS
- IDEAL FOR CANNOCK CHASE
- ENCLOSED REAR GARDEN
- EXTENDED KITCHEN DINER
- GROUND FLOOR LOUNGE
- EN-SUITE TO MASTER
- EXCELLENT LOCAL AMENITIES
- VIEWING ESSENTIAL

Rooms and Dimensions

DRAFT DETAILS

ENTRANCE

GUEST WC

STUNNING KITCHEN DINER WITH ORANGERY

33'2" x 13'8" (10.13m x 4.17m)

LOUNGE

17'2" x 8'5" (5.25 x 2.58)

FIRST FLOOR LANDING

BEDROOM ONE

13'7" x 12'3" (4.16m x 3.75m)

BEDROOM TWO

8'6" x 17'5" (2.60m x 5.33m)

BEDROOM THREE

9'5" x 7'1" (2.89m x 2.17m)

FAMILY BATHROOM

SECOND FLOOR LANDING

MASTER BEDROOM

13'7" x 12'4" (4.16m x 3.78m)

EN-SUITE SHOWER ROOM

BEDROOM FIVE

(10'0" x 9'7" ((3.07m x 2.94m)

ENCLOSED LOW MAINTENANCE REAR GARDEN

DRIVEWAY AND FRONT GARDEN

**FOR A VIEWING OR FREE VALUATION PLEASE CALL
01543**

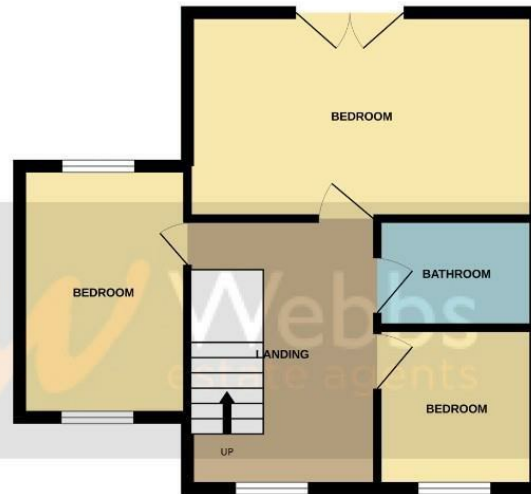




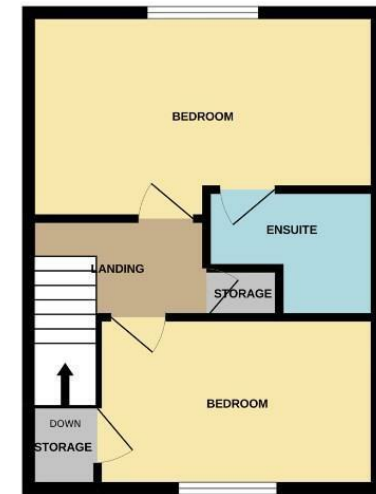
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2022

Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
88	88	G	G
Energy Efficiency Rating: 88 (Current and Potential) Energy Efficiency Rating Legend: A (92-100), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20)		Environmental Impact (CO ₂) Rating: G (Current and Potential) Environmental Impact (CO ₂) Rating Legend: A (10-35), B (36-45), C (46-55), D (56-65), E (66-75), F (76-85), G (86-95)	
EU Directive 2002/91/EC England & Wales		EU Directive 2002/91/EC England & Wales	