

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Burntwood Road

Norton Canes, Cannock, WS11 9UR

Asking Price £375,000



Council Tax: D



- MODERN FREEHOLD DETACHED HOUSE
- EN-SUITE SHOWER TO BEDROOM 1
- KITCHEN DINER WITH APPLIANCES, UTILITY
- GAS RADIATOR CENTRAL HEATING
- GARAGE, DRIVEWAY PARKING

- FOUR BEDROOMS
- LOUNGE
- FAMILY BATHROOM, GUEST CLOAKROOM
- SEALED UNIT DOUBLE GLAZING
- ENCLOSED REAR GARDEN



Hunters Burntwood are pleased to offer For Sale this well presented Modern Freehold Detached House which has the benefit of sealed unit double glazing and gas radiator central heating. Internal viewing is highly recommended to appreciate the size and condition of the property which in brief comprises: recess porch, entrance hall, lounge, guest cloakroom, full width kitchen diner with appliances, utility, landing, four good size bedrooms, ensuite shower to bedroom 1 and family bathroom. Outside the property has driveway parking, single garage and enclosed rear garden.

#### RECESS PORCH

with inset ceiling spotlights.

#### HALL

having a sealed unit double glazed front entrance door, radiator, ceramic tiled floor, under stairs storage cupboard and stairway to the first floor.

#### GROUND FLOOR CLOAKROOM

fitted with a white suite incorporating a low flush W.C., pedestal hand basin with tiled splash back, radiator, inset ceiling spotlights, extractor fan and ceramic tiled floor.

#### LOUNGE

16'5" (into bay) x 12'6" (5.00m (into bay) x 3.81m) having a sealed unit double glazed front bay window, 2 radiators, TV aerial point and laminate floor.

#### KITCHEN/DINER

19'4" x 11'11" (9'4" min) (5.89m x 3.63m (2.84m min))

fitted with a range of matching base drawer and wall mounted units, extensive work surface with inset 1 1/2 bowl sink top & drainer with mixer tap and extending into a breakfast bar, 4 ring gas hob with cooker hood above, electric fan assisted oven, integrated fridge/freezer, integrated dishwasher, ceramic tiled splashbacks, ceramic tiled floor, inset ceiling spotlights, double panel radiator, sealed unit

double glazed French doors and a sealed unit double glazed rear window.

#### UTILITY

with a fitted work surface, inset stainless steel sink top and cupboard beneath, ceramic tiled splashback, storage cupboards beneath, space for a washing machine, ceramic tiled floor, radiator, wall mounted Ideal gas boiler and sealed unit double glazed side door.

#### LANDING

with a radiator and the ceiling hatch to the roof space.

#### BEDROOM 1

13'6" x 11'5" (4.11m x 3.48m)

with a sealed unit double glazed rear window, radiator and TV aerial point.

#### ENSUITE

fitted with a white suite incorporating a double width shower cubicle with mains shower, low flush W.C., pedestal hand basin, chrome towel radiator, ceramic tiled floor, ceramic tiled splashbacks to shower. Inset spotlights, extractor fan and sealed unit double glazed side window.

## BEDROOM 2

11'5" x 10'0" (3.48m x 3.05m)

having a sealed unit double glazed front window, radiator and TV aerial point.

## BEDROOM 3

12'2" (9'10" min) x 7'7" (3.71m (3.00m min) x 2.31m)

with a sealed unit double glazed rear window, radiator and TV aerial point.

## BEDROOM 4

10'8" (8'1" min) x 7'7" (3.25m (2.46m min) x 2.31m)

having a sealed unit double glazed front window, radiator and TV aerial point.

## BATHROOM

fitted with a white suite incorporating a panel bath, with shower & screen above, pedestal hand basin, low flush W.C., ceramic tiled splashbacks, shaver socket, chrome towel rail, inset ceiling spotlights and extractor fan.

## GARAGE

19'10" x 10'1" (6.05m x 3.07m)

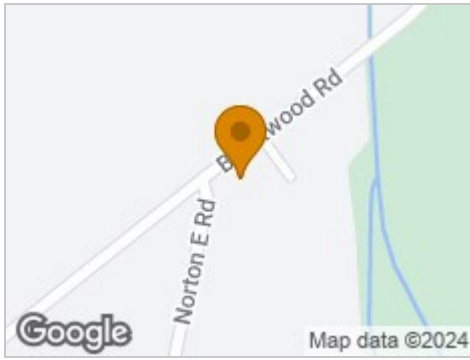
having an up & over entrance door, light & power points and side door to the garden.

## OUTSIDE

to the front, there is driveway parking, access to the Porch, Utility, garage and gate giving access to the rear garden. At the rear the garden is enclosed by fencing and has a wide paved patio, cold water tap, exterior light points, lawned garden with further slate chipped & paved patio areas with raised borders beyond.



## Road Map



## Hybrid Map



## Terrain Map



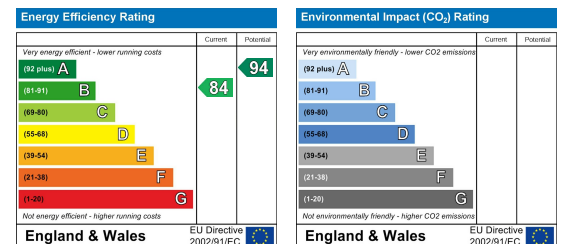
## Floor Plan



## Viewing

Please contact our Hunters Burntwood Office on 01543 677776 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.