

HUNTERS[®]

HERE TO GET *you* THERE



Nuthurst Drive

Cannock, WS11 8SZ

Offers In The Region Of £375,000



Council Tax: D



- DETACHED DORMER BUNGALOW
- LOUNGE/DINER
- UTILITY
- SEALED UNIT DOUBLE GLAZING
- GATED DRIVE & GARAGE
- THREE BEDROOMS (ALL WITH FITTED WARDROBES)
- FITTED KITCHEN/DINER WITH APPLIANCES
- BATHROOM & HALF BATHROOM TO FIRST FLOOR
- GAS RADIATOR CENTRAL HEATING
- PRIVATE ENCLOSED REAR GARDEN



Hunters Burntwood are pleased to offer For Sale this well presented spacious detached dormer bungalow which has the benefit of sealed unit double glazing and gas radiator central heating and in Brief comprises: Entrance hall, lounge/diner, fitted breakfast kitchen with appliances, utility, two ground floor bedrooms with fitted bedroom furniture, family bathroom (ground floor), first floor landing, bedroom 3/dressing room with fitted furniture, and half bathroom. Outside is a gated driveway, garage and enclosed rear garden.

HALL

having a sealed unit double glazed leaded front entrance door with adjoining sealed unit side windows, under stairs storage cupboard, radiator and stairway leading off to the first floor.

LOUNGE

20'4" x 12'10" (6.20m x 3.91m)
having sealed unit double glazed leaded French doors with sealed unit double glazed leaded windows alongside, feature fireplace with inset coal effect electric fire, 4 wall light points, radiator and TV points

KITCHEN

17'11" x 13'2" (5.46m x 4.01m)
fitted with a range of matching base, drawer and wall mounted units, larder unit, display cabinets, Island unit with cupboards and drawers beneath, extensive granite work surface incorporating 1 1/2 bowl sink top with mixer tap, integrated appliances including, 4 ring electric hob with cooker hood above, electric oven & microwave, slimline dishwasher and fridge/freezer, radiator, TV point, laminate floor, ceramic wall tiling to 3 walls, 3 sealed unit double glazed windows and doors to the garage & utility.

UTILITY

10'7" x 5'8" (3.23m x 1.73m)
fitted with matching base & larder units, granite work surface incorporating a stainless steel sink top, tiled splashbacks, cupboard containing the Biasi gas combination boiler, space & plumbing for an automatic washing machine, space for a tumble dryer, laminate floor, sealed unit double glazed leaded window & sealed unit double glazed side door.

BEDROOM 1

13'8" x 11'11" (4.17m x 3.63m)
having a sealed unit double glazed leaded rear window, radiator, fitted bedroom furniture incorporating a double & single wardrobe, drawer units, dressing table and over head lockers.

BEDROOM 2

12'4" x 10'0" (3.76m x 3.05m)
with a sealed unit double glazed leaded square bay window, radiator, fitted bedroom furniture incorporating wardrobes, bedside cabinets, chest of drawers, dressing table and overhead lockers.

BATHROOM

fitted with a white suite incorporating a bath with an electric shower & screen above, pedestal hand

basin, low flush W.C., full ceramic wall tiling, chrome towel rail, shaver socket, mirror cabinet, wall cupboards and sealed unit double glazed window.

LANDING

with a sealed unit double glazed skylight window, double doors giving access to eaves storage and radiator.

BEDROOM 3/DRESSING ROOM

12'0" x 11'0" (3.66m x 3.35m)

having 2 sealed unit double glazed Velux windows, inset spotlights and extensive fitted furniture including double & single wardrobes, storage cupboards and drawer units.

HALF BATHROOM

13'8" x 13'8" (4.17m x 4.17m)

fitted with a extensive range of matching vanity storage units to all sides, inset hand basin, WC, towel radiator, inset ceiling spotlights and eves storage

GARAGE

14'8" max x 10'8" (4.47m max x 3.25m)

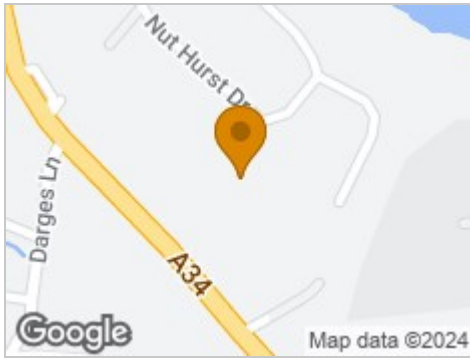
with electric up and over entrance door, light & power points and door to the kitchen.

OUTSIDE

To the front the property is approached via double gates which gives access to the brick paved drive providing parking to two cars and access to the front entrance and garage doors. A gate gives access to the enclosed side pathway which leads to the Utility door and on to the rear garden, which is enclosed by fencing and is mainly paved for ease of maintenance and has stone chipping beds with mature shrubs.



Road Map



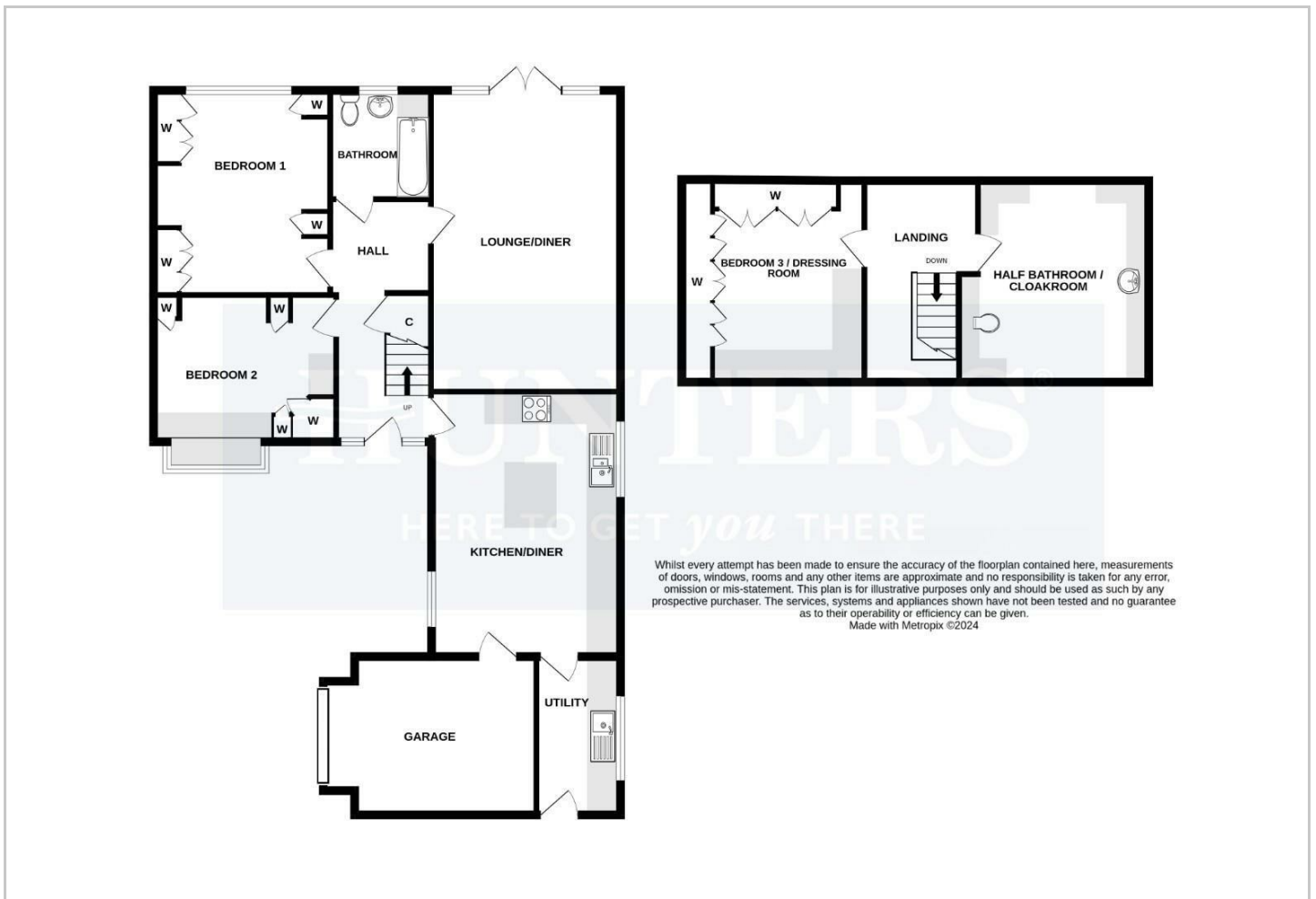
Hybrid Map



Terrain Map



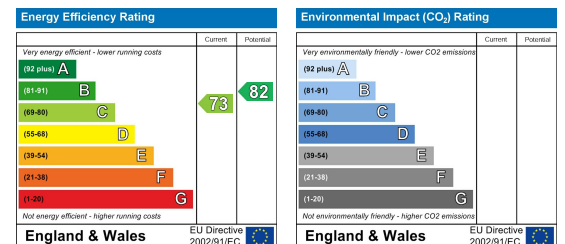
Floor Plan



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.