



Cottonwood Croft, Norton Canes
Cannock, WS11 9AW

Offers in Excess of £400,000

Norton Canes

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The Chaucer, built by Cameron Homes in 2020, is an executive detached family home located on the Deers Leap development. Presented to a 'Show Home' condition this impressive family home offers spacious modern living.

An internal inspection reveals a welcoming entrance hall, a bright and spacious living room which also features a bay window, a second sitting room ideal for a home office or playroom, stunning high-specification kitchen-diner which has more than enough space for all appliances and patio doors which lead out to the rear garden.

A separate utility room and guest W/C complete the ground floor layout. Stairs lead to the first floor where the property boasts four generous bedrooms with an impressive master suite having built in wardrobes and en-suite shower room.

The first floor also has a family bathroom. Outside is a well-manicured and privately enclosed rear garden with a patio area, perfect for hosting.

Parking is to the side of the home and also to the front. There is also the addition of the large single garage. Nearby amenities include highly regarded schools, local shops and easily accessible transport links.

Contact Paul Carr to arrange a viewing today!





Property Specification

The Chaucer - Built by Cameron Homes in 2020
 Four Bedroom Executive Detached Home
 Secluded Area in the Deers Leap Development
 Front Porch
 Impressive Kitchen/Diner with Quartz Worktops

Living Room 4.14m (13'7") x 3.31m (10'10")

Sitting Room 3.42m (11'3") x 2.71m (8'11")

Kitchen/Dining Room 6.12m (20'1") x 3.51m (11'6")

Utility 2.06m (6'9") x 1.75m (5'9")

Master Bedroom 3.36m (11') x 3.24m (10'7")

Bedroom 2 3.71m (12'2") x 2.74m (9')

Bedroom 3 3.22m (10'7") x 2.75m (9')

Bedroom 4 3.29m (10'10") max x 3.27m (10'9")
 Bathroom

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
 Came on the market: 18th October 2024

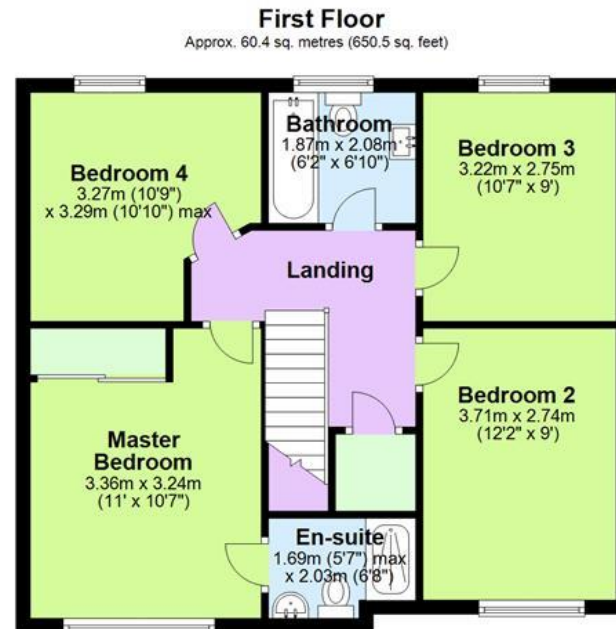
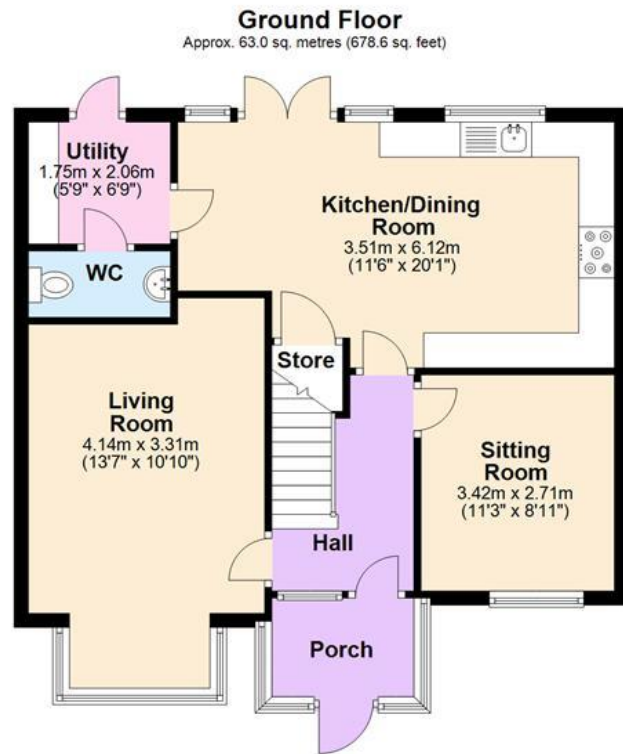
Viewer's Note:

Services connected: Gas, Electric, Water and Drainage
 Council tax band: D
 Tenure: Freehold
 Restrictions: N/a
 Other Charges: N/a

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

Energy Efficiency Rating



Total area: approx. 123.5 sq. metres (1329.1 sq. feet)

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		