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Grange Road  
Norton Canes



# Grange Road Norton Canes



Lovett&Co Estate Agents are pleased to offer for sale this immaculately presented four bedroom detached house, finished to a high standard and tastefully decorated throughout.

The property offers spacious living and sleeping accommodation with a modern open plan kitchen-diner with stunning high spec kitchen, charming rear orangery extension with dual Bi-folding doors to the garden, spacious front lounge,, useful utility/boot room, reception hallway and garage store on the ground floor. Upstairs are four bedrooms with en-suite to the master, family bathroom and landing area.

Externally the property offers an outstanding landscaped private rear garden which is ideal for entertaining, it features a paved patio area, Astroturf lawn, decked seating area and a superb outdoor kitchen with gas barbecue and pizza oven.

The property is situated in the popular village of Norton Canes, just a short journey away from Burntwood & Cannock Town centres, whilst conveniently located near to Chasewater & Cannock chase. It benefits from easy access to major commuter routes including the A38, A5 and M6 Toll road.

## RECEPTION HALLWAY:

UPVC front entrance door, ceiling light point, wood flooring, radiator, carpeted stairs to first floor accommodation, doors to guest w/c, kitchen-diner and lounge.

## LOUNGE:

3.21m x 4.93m

Feature Inglenook fireplace with space for a log burner, television aerial point, wooden flooring, ceiling light point, radiator, French doors to kitchen and bay window to front.

## HIGH SPEC DINING KITCHEN:

7.37m x 4.15m max

Extensive range of matching wall & base units incorporating soft closing mechanism cupboards,

drawers and work surfaces, Belfast sink with mixer taps, integrated double oven, gas hob with extractor hood, integrated automatic dishwasher, fridge and freezer, recessed spot lighting, slate tiled flooring, kitchen island, open plan to orangery, window to rear and opening to hallway.

## ORANGERY:

4.45m x 4.45m

Pitched roof, slate tiled flooring, radiator, exposed brick work, recessed spot lighting and dual bi-folding doors to the garden.

## FIRST FLOOR OPEN LANDING:

Slate tiled flooring, velux sky light, exposed brick work, storage cupboard, door to garden and door to utility.

## UTILITY/BOOT ROOM:

Base units, work surface, inset Belfast sink with mono tap, space and plumbing for washing machine, slate tiled flooring, vertical radiator, storage cupboard, ceiling light point, access to loft and door to side of property.

## FIRST FLOOR OPEN LANDING:

Carpeted flooring, access to loft, ceiling light point, recessed spot lights, doors off to four bedrooms, airing cupboard and family bathroom.

## MASTER BEDROOM:

3.62m x 3.24m

Wooden flooring, ceiling light point, window to front and door to en-suite.

## EN-SUITE TO MASTER BEDROOM:

White suite incorporating: shower cubicle, w/c, cabinet hand wash basin, ceiling light point, radiator with towel rail, part tiled walls, vinyl flooring and opaque window to side.

## BEDROOM TWO:

3.82m x 3.47m

Wooden flooring, ceiling light point, radiator and window to front.





**BEDROOM THREE:**

3.17m x 2.32m

Fitted wardrobes, inyl flooring, ceiling light point, radiator and window to rear.

**BEDROOM FOUR:**

2.74m x 2.28m

Wooden flooring, ceiling light point, radiator and window to rear.

**BATHROOM:**

White suite comprising: roll top freestanding bath, pedestal wash hand basin, low flush w/c, vinyl flooring, radiator with towel rail, shaver point, ceiling light point and opaque window to rear.

**VIEWING:**

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

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