



Rosefinch Drive
Norton Canes

2023 Google

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Lovett&Co. Estate Agents are pleased to offer for sale this immaculately presented, three bedroom detached home, situated on the new modern Norton Hall development near to Chasewater.

The property was built around 4 years ago and still benefits from around 6 years of its NHBC guarantee still remaining.

There is a three car driveway, detached garage and a good sized private rear garden with lawn and patio area.

Internally the property comprises: spacious lounge, superb high specification fitted dining kitchen, utility, guest w/c, inviting entrance hallway, three well proportioned bedrooms with en-suite to the master, landing area and family bathroom.

It is situated in Norton Canes, just a short journey away from Burntwood, Lichfield & 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 HALL:

Front entrance door, tiled flooring, ceiling light point, radiator, storage cupboard, stairs to first floor accommodation and doors to dining-kitchen, guest w/c and lounge.

LOUNGE:

12' 3" x 12' 11" (3.73m x 3.94m)
Carpeted flooring, TV & phone sockets, ceiling light points, radiator and window to front.

HIGH SPECIFICATION DINING KITCHEN:

18' 1" x 9' 4" (5.51m x 2.84m)
Range of modern matching wall and base units incorporating cupboards, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated oven and 4 ring gas hob with extractor hood, integrated fridge-freezer and dishwasher, tiled flooring, radiator, ceiling light points, breakfast bar, door to utility, French doors and window to the garden.

UTILITY:

Wall and base units, work surface, space and plumbing for washing machine and dryer, tiled flooring, ceiling light point and door to driveway.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, window to side, access to loft, doors off to three bedrooms and family bathroom.

MASTER BEDROOM:

10' 9" x 12' 11" (3.28m x 3.94m)
Carpeted flooring, radiator, ceiling light point, window to front and door to en-suite.

MODERN FITTED EN-SUITE:

White suite comprising: shower cubicle, pedestal wash hand basin, low level w/c, tiled





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

BEDROOM TWO:

9' 6" x 9' 6" (2.9m x 2.9m)
Carpeted flooring, ceiling light point, radiator and window to rear.

BEDROOM THREE:

8' 3" x 9' 6" (2.53m x 2.9m)
Carpeted flooring, ceiling light point, radiator and window to rear.

MODERN FITTED FAMILY BATHROOM:

White suite comprising: bath, pedestal wash hand basin, low level w/c, part wall tiling, tiled flooring, ceiling light point and window to front.



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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