



Horns Croft
Slitting Mill

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Lovett&Co. Estate Agents are pleased to offer for sale this this stunning five bedroom detached family home situated in a quiet private cul-de-sac in the highly sought after area of Slitting Mill, in the heart of Cannock Chase, an area of outstanding natural beauty.

Situated on an exclusive cul-de-sac with just two other properties the property briefly comprises: entrance hallway, spacious throughout lounge, rear conservatory, a stunning open plan kitchen-diner, separate utility, guest WC, study, ground floor bedroom and en-suite, an open gallery landing, a modern fitted family bathroom, four double bedrooms plus an en-suite to the master bedroom. There is also an integrated garage.

Externally there is parking for several vehicles to the front, plus a private front lawn area with conifers and hedges offering privacy from the roadside. The landscaped rear garden features: block paved patio and decking area, with pergolas and gazebo, garden shed and log store, lawn garden plus lots of planted trees, bushes and flower beds, a perfect garden for families and pets.

Other benefits include: a recently fitted boiler providing hot water and central heating throughout, UPVC double glazed windows, part boarded loft space with pull down ladder and lighting as well as outside electric sockets, lighting and water taps.

Situated in Cannock Chase, an area of outstanding natural beauty and conveniently close by for access to Rugeley Town Centre which offers a diverse range of amenities including shops, restaurants, pubs, supermarkets and more. Excellent commuter links are available with the A38, M6, M6 toll road, A5, and there are both Cross and Inter City railway lines available at Rugeley and Cannock.

RECEPTION HALL:

UPVC entrance door with lead lined glazing, laminate flooring, ceiling light points, radiator, carpeted stairs to the first floor, doors to the lounge, kitchen-diner, study and the downstairs WC.

LOUNGE:

21'9" X 12'10"

Feature fireplace with open grate fire on a tiled hearth with cast iron surround, carpeted flooring, light points, bay window to front, French doors to the conservatory, door to the dining area.

DINING AREA:

11'10" X 12'4"

Porcelain tiled flooring, radiator, TV point, bay area with French doors to the rear garden, open plan to the breakfast kitchen area.

BREAKFAST KITCHEN AREA:

11'3" X 13'6"

Range of matching modern fitted wall and base units including a kitchen island with breakfast bar, space for a range cooker, integrated dishwasher, porcelain tiled flooring, light points, windows to rear and side, opening to the utility area

UTILITY AREA:

5'3" X 5'3"

With space for a fridge freezer, washing machine and dryer, door through to the side hallway with further access to the side and garage.

CONSERVATORY:

10'4" X 9'11"

Poly-carbonate sloping roof with UPVC frame on a brick base, radiator, light points, French doors to the rear garden.

GUEST WC:

4'7" X 13'6"

White suite comprising: low level WC, wash hand basin, tiled flooring, light point, radiator and window to the side.

STUDY:

7'5" X 8'8"

Carpeted flooring, light point, radiator, loft hatch to the garage attic, window to side and door to the ground floor bedroom.

BEDROOM/SITTING ROOM:

17'5" max X 8'6"

Versatile room which could be a sitting room, bedroom or even a home gym with the en-suite shower room adjacent. Carpeted flooring, ceiling light point, radiator, windows to the front and side, door to the en-suite.

EN-SUITE:

Suite comprising: walk in shower cubicle with electric shower, low level WC, wash hand basin, contemporary heated towel rail, tiled flooring, recess spot lights and extractor fan.

FIRST FLOOR GALLERY LANDING:

Carpeted flooring, ceiling light point, loft access hatch with pull down ladder to the part boarded attic space, window to





front, doors off to four bedrooms, family bathroom and airing cupboard.

MASTER BEDROOM:

10'8" X 11'4"

Built in wardrobe, carpeted flooring, radiator, TV aerial point, ceiling light point, window to front with views of countryside and door to the en-suite.

EN-SUITE:

5'7" X 8'5"

Modern fitted suite comprising: walk in shower cubicle with mains fitted shower, low level WC, bowl wash hand basin set on cabinet, heated chrome towel rail, wall and floor tiling, recess spot lights and window to the rear.

BEDROOM TWO:

10'11" X 9'9"

Built in wardrobes, laminate flooring, ceiling light point, radiator and window to the rear.

BEDROOM THREE:

8' X 10'11"

Built in wardrobes, laminate flooring, ceiling light point, radiator and window to the rear.

BEDROOM FOUR:

8'3" X 8'3"

Laminate flooring, ceiling light point, radiator and window to the front.

FAMILY BATHROOM:

8'4" X 8'11"

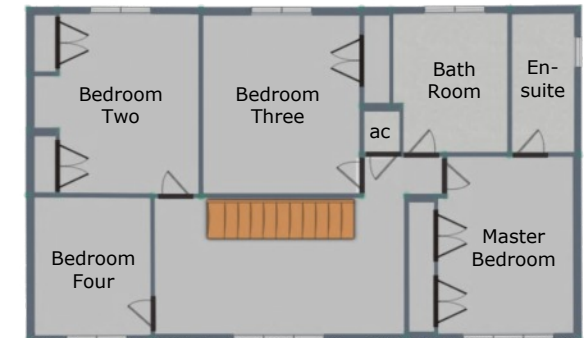
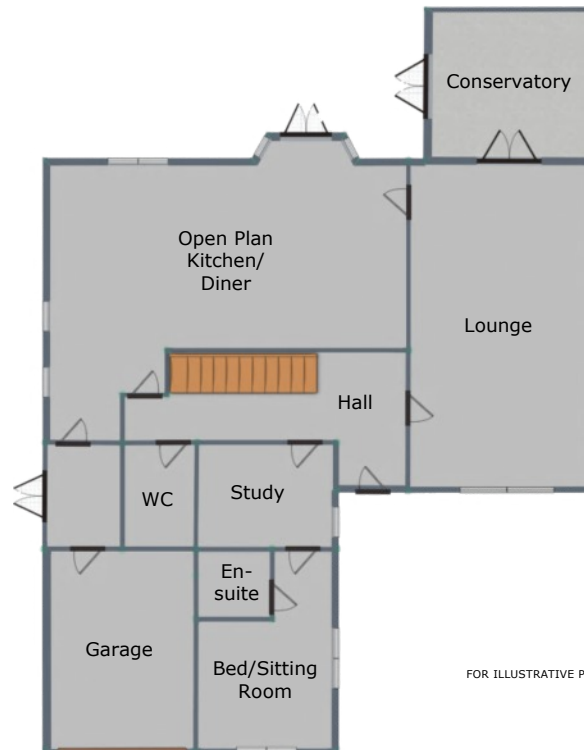
White suite comprising: bath with side taps, separate shower cubicle with mains fitted shower, wall mounted wash hand basin, low level W/C, wall tiling, tiled flooring, heated chrome towel rail, recess ceiling spot lights and window to rear.

VIEWING:

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

DISCLAIMER:

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