



Ullswater Place  
Cannock



# Ullswater Place Cannock



Lovett&Co. Estate Agents are pleased to offer for sale this superbly presented three bedroom detached family bungalow situated just a short walk from the town centre.

The property has been tastefully decorated and updated throughout with the interior briefly comprising: entrance hallway, spacious open plan lounge and dining area, stunning fitted kitchen, conservatory, large utility, inner hallway with doors to the three double bedrooms and a modern fitted shower room. There is also a garage store to the front.

Externally there is a block paved front driveway with parking for up to four vehicles, plus an extremely secluded and private garden which collects the sun throughout the day, with decking and lawn areas perfect for entertaining and for families to play.

Other benefits include: UPVC double glazing, gas central heating provided by a boiler fitted around 4 years ago, new electric consumer units in the house and utility/garage as well as a partial rewire also undertaken around 4 years ago.

The property is well placed to provide easy access to Cannock town centre, offering a wide range of amenities plus local & national bus and train services available. The location also benefits from being just a few minutes away from Cannock Chase, an area of outstanding natural beauty. Commuter benefits include A460, A5 and M6 toll road linking the midlands motorway network.

## **ENTRANCE HALLWAY:**

Composite entrance door, laminate flooring, poly-carbonate roof, cloak cupboard and door to the conservatory.

## **LOUNGE & DINING AREA:**

20' 3" max x 17' 3" max (6.17m x 5.25m)  
L shaped room with lounge and dining areas; carpeted flooring, radiators, ceiling light points, French doors to the rear garden, door to the inner hallway and opening to the kitchen.

## **MODERN FITTED KITCHEN:**

7' 10" x 9' 11" (2.40m x 3.01m)  
Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap and waste disposal unit, integrated electric oven/grill and microwave combi oven, 4 ring induction hob with extractor hood, integrated dishwasher, fridge-freezer, wall tiling, laminate flooring, ceiling spot light plus work top down and up-lighters, window to the rear and door to the conservatory.

## **CONSERVATORY:**

11' 3" x 8' 9" (3.42m x 2.67m)  
Sloping poly-carbonate roof with a UPVC frame and double glazing, laminate flooring, French doors to the garden, doors to the utility and entrance hallway.

## **UTILITY:**

7' 11" x 13' 0" (2.41m x 3.95m)  
Further range of fitted modern wall and base units incorporating cabinets, work tops, sink and drainer with mono-tap, space for an American fridge-freezer, washing machine and dryer, laminate flooring, ceiling spot lights, radiator, TV point, and separate consumer unit.

## **INNER HALL:**

Carpeted flooring, ceiling light points, radiator, space for desk/study area, loft access hatch via a pull down ladder, doors to the three bedrooms and family shower room.





**BEDROOM ONE:**

9' 11" x 13' 0" (3.02m x 3.95m)  
 Space for a wardrobe, carpeted flooring, radiator, ceiling light point and window to the front.

**BEDROOM TWO:**

9' 10" x 9' 10" (3.00m x 3.00m)  
 Carpeted flooring, ceiling light point, radiator and window to the front.

**BEDROOM THREE:**

9' 11" x 7' 1" (3.02m x 2.17m)  
 Carpeted flooring, ceiling light point, radiator and window to the side.

**SHOWER ROOM:**

White suite comprising: walk in shower cubicle with glass screen and rain fall shower, cabinet wash hand basin and low level W/C, wall tiling, tiled flooring, ceiling spot lights and extractor, contemporary heated towel rail and window to side.



**GARAGE STORE:**

8' 1" x 5' 1" (2.46m x 1.56m)  
 Up and over front door, light and electric point plus water tap for hose pipe.

**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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