



Cooke Way  
Hednesford

# Cooke Way Hednesford



Lovett&Co. Estate Agents are pleased to offer for sale this well presented two bedroom end-terraced property situated on a the popular new residential development just off Lime Pit Lane.

The property briefly comprises: entrance hallway opening to the kitchen, guest WC, spacious rear lounge-diner, landing, family bathroom and two double bedrooms.

The property occupies a generous plot, one of the largest two bedrooms plots on the estate. Externally there is a private driveway with parking for three cars plus a large private landscaped rear garden with decking area ideal for entertaining, lawn perfect for children and pets to play plus a large shed (negotiable).

The property is well placed to provide easy access to Cannock & Hednesford town centres, both offering a wide range of amenities with both 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.

## **RECEPTION HALL:**

Entrance door, light point, tiled flooring, store cupboard, doors to the guest WC and lounge plus opening to the the kitchen.

## **KITCHEN:**

6' 5" x 8' 8" (1.95m x 2.65m)

Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono

tap, integrated oven and 4 ring hob with extractor hood, space for a fridge-freezer and washing machine, tiled flooring, light point and window to the front.

## **LOUNGE:**

13' 0" x 16' 3" (3.95m x 4.95m)

Carpeted flooring, TV aerial & phone sockets, ceiling light point, radiator, French doors to the garden and stairs to the first floor.

## **FIRST FLOOR LANDING:**

Carpeted flooring, ceiling light point, doors off to two bedrooms, family bathroom and access to the loft space.

## **MASTER BEDROOM:**

13' 0" x 9' 4" (3.95m x 2.85m)

Carpeted flooring, radiator, ceiling light point and windows to the front.

## **BEDROOM TWO:**

13' 0" x 8' 4" (3.95m x 2.55m)

Built in wardrobe, carpeted flooring, ceiling light point, radiator and window to rear.

## **FAMILY BATHROOM:**

6' 1" x 6' 4" (1.85m x 1.92m)

White suite comprising: bath with shower over, pedestal wash hand basin, low level W/C, wall tiling, tiled flooring, ceiling light point, radiator and window to side.

## **VIEWING:**

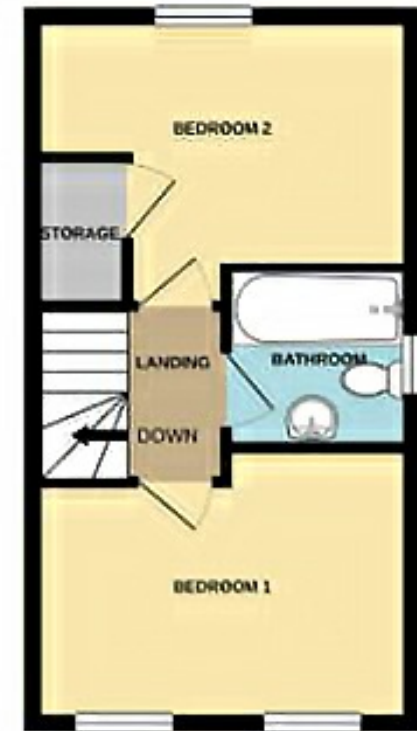
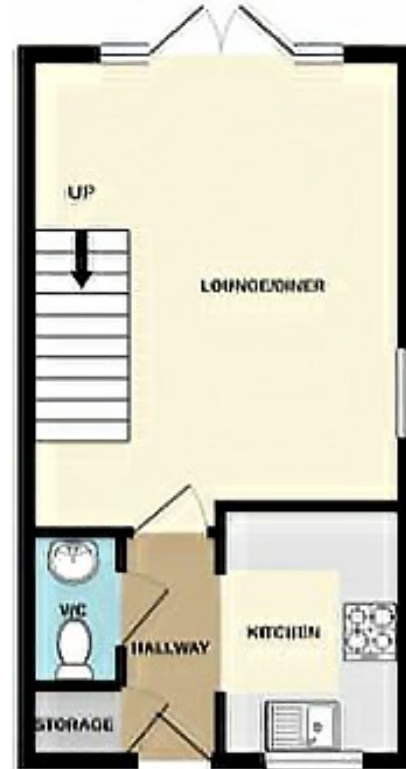
Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.





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