



Rawnsley Road
Hednesford

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Lovett & Co. are delighted to offer this spacious and superbly presented five-bedroom detached family home backing onto the stunning Hednesford Hills (part of Cannock Chase) at the rear.

The large property offers a modern finish throughout as well as plenty of character and charm, with an abundance of space for large families. The accommodation briefly includes: an entrance hallway, an open-plan lounge-diner, a breakfast kitchen with a family/sitting room, a large utility room with boot storage area, a guest WC, a landing, four double bedrooms, a single bedroom ideal for use as an office space, and two family bathrooms.

The stunning two-tier garden at the rear collects the sun all day long and has direct gated access to the field and woodland at the rear. There is also a private driveway with parking comfortably for two vehicles.

Other benefits include: UPVC double glazing (updated in 2016/17) and central heating throughout provided by a gas boiler fitted in 2016 plus under-floor heating to some of the ground floor rooms and bathroom.

The property is located on the outskirts of Cannock Chase, an area of outstanding natural beauty. It is conveniently located for commuter access to Cannock & Rugeley town centres which offer a wide range of amenities, whilst also being within walking distance of Hednesford town centre. Commuter routes include the A34, A460, A5 & M6 Toll road, with local and national train routes also available from Cannock and Hednesford train stations.

RECEPTION HALL:

Entrance door, tiled flooring with under-floor heating, ceiling light point, stairs to the first floor, doors to the lounge-diner, boot room/utility and guest WC.

OPEN PLAN LOUNGE-DINER:

12' 0" x 23' 2" (3.65m x 7.06m)

Feature fireplace space for log burner, floating timber floor with insulation, bay window to the front of the dining area, French doors to the garden from the lounge, door into the kitchen/sitting room area.

SITTING ROOM/KITCHEN:

8' 11" x 30' 2" (2.71m x 9.20m)

Front sitting room/playroom with carpeted flooring, radiator, window to front and open plan to the kitchen.

BREAKFAST KITCHEN:

Range of matching modern fitted wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated electric oven and microwave oven, plus gas hob with extractor hood, space for a wine chiller and American fridge-freezer, integrated dishwasher, spot lights, wall tiling, vinyl flooring, ceiling spot lights, tiled flooring with under-floor heating, window to rear and door to the garden patio.

BOOT ROOM/UTILITY:

5' 11" x 17' 10" (1.80m x 5.44m)

Range of matching units with fitted cabinets and work surfaces, sink and drainer with mixer tap, space for a washing machine and dryer, plus space for a fridge-freezer, tiled flooring with under-floor heating, boot storage and changing area with space for hanging coats, window and door to the rear garden.

GUEST WC:

Modern fitted suite comprising: cabinet wash hand basin, low level WC, tiled flooring with under-floor heating, light point and window to the side.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light points, loft access hatch, window to the side, doors off to the four double bedroom and two family bathrooms.

BEDROOM ONE:

12' 1" x 11' 7" (3.69m x 3.54m)

Ample space for wardrobes and dressing table, carpeted flooring, radiator, ceiling light point and window to rear with open views of countryside.

BEDROOM TWO:

12' 1" x 8' 4" (3.69m x 2.55m)

Ample space for wardrobes and dressing table, carpeted flooring, ceiling light point, radiator and window to rear.





BEDROOM THREE:

11' 6" x 9' 0" (3.50m x 2.75m)

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

BEDROOM FOUR:

10' 6" x 9' 0" (3.19m x 2.75m)

Carpeted flooring, ceiling light point, radiator and window to the rear.

FAMILY BATHROOM:

White suite comprising: bath with shower above and screen, pedestal wash hand basin, low level W/C, wall tiling, tiled flooring with under-floor heating, ceiling spot lights, heated towel rail and window to side.

FAMILY SHOWER ROOM:

Suite comprising: walk in shower cubicle, cabinet wash hand basin, low level WC, tiled flooring, light point, towel rail and window to the rear.

EXTERNALLY:

At the front is a private drive with parking for two/three vehicles which leads to the front entrance door. There is a hedged front border offering privacy from the pavement. The large two tier private rear garden is enclosed by fenced borders with gated side access, with

further gated access directly onto the fields and woodland at the rear, low level patio area and upper tier decking area perfect for entertaining, steps up to the lawn with glass balustrade to the patio, shed and various played flower beds and shrubs. The garden collects the sun all day long.

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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