



**Dunlin Drive
Norton Canes**

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

Set on a quiet cul-de-sac, the property occupies one of the premier plots, tucked away towards the end of a shared private driveway, with woodland to the front.

The property is set over three storeys and features a spacious lounge with new feature media wall, superb high specification fitted dining kitchen with new Quartz tiled flooring, utility, guest w/c and an inviting entrance hallway on the ground floor. There are two double bedrooms, landing and a well equipped family bathroom on the first floor. The top floor offers a substantial master bedroom with dressing area and en-suite.

Externally there is driveway and garage. To the rear is a generous re-landscaped garden, set over two tiers and features gated side access, low maintenance paving and Astroturf areas as well as a superb timber sheltered seating and barbecue area, ideal for entertaining.

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

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, carpeted stairs to first floor accommodation and door to lounge.

LOUNGE:

4.20m x 3.60m

Feature media wall, carpeted flooring, TV & phone sockets, ceiling light points, radiator, door to kitchen and window to front.

HIGH SPECIFICATION DINING KITCHEN:

4.70m x 4.00m

Range of modern matching wall and base units incorporating cupboards, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated double oven and 4 ring hob with extractor hood, integrated dishwasher, space for fridge-freezer, Quartz tiled flooring, radiator, ceiling light points, space for dining table and chairs, opening to utility, French doors and window to the garden.

UTILITY:

Base units, work surface, space and plumbing for washing machine, Quartz tiled flooring, radiator, wall mounted boiler, ceiling light point and door to w/c.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, window to side, stairs to master bedroom, doors off to two bedrooms and family bathroom.

BEDROOM TWO:

4.60m x 2.60m

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

BEDROOM THREE:

3.70m x 2.70m

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

MODERN FITTED FAMILY BATHROOM:

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





MASTER BEDROOM:

5.90m x 3.60m

Carpeted flooring, radiator, ceiling light point, tv aerial socket, access to loft, dressing area, velux sky light to rear, 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, part wall tiling, tiled flooring, ceiling light point, radiator and velux sky light.

GARAGE:

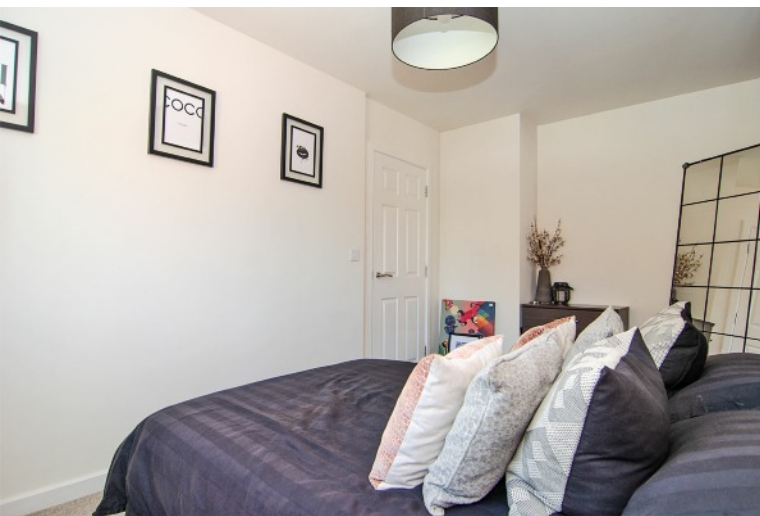
6.10m x 3.20m

Up and over door, light and power points.

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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