



Vivaldi Drive
Heath Hayes

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Lovett&Co. Estate Agents are pleased to offer for sale this immaculately presented and superbly maintained, four bedroom executive detached house, set on a quiet cul-de-sac, in the sought after modern residential area of Heath Hayes.

The property features generous living accommodation with a spacious front lounge, separate diner, large rear conservatory, new modern fitted open plan breakfast kitchen and utility, guest w/c and superb converted garage room which benefits from lighting, heating and power and provides potential for a multitude of uses such as an office, gym, potential bedroom or play room etc Upstairs there are four well proportioned bedrooms with en-suites to the master and second bedrooms, plus a large family bathroom.

Externally there is new driveway with parking for several vehicles and a charming, re-landscaped private rear garden ideal for entertaining.

Other benefits include new windows and doors throughout, screeded floors and new flooring, new multiple plug sockets throughout, new fitted blinds, large boarded loft space with access via a pull down ladder and gas central heating through out.

The property is located in the popular residential area of Heath Hayes, Cannock, just a stones throw away from the local Nature reserve and ten minutes from Cannock Chase, an area of outstanding natural beauty. The property benefits from good local schooling, supermarket, post office, dentist and bus routes all within walking distance. Its location provides ease of access to Cannock town centre and commuter routes including A460, A5 and M6 toll road linking the Midlands motorway network.

RECEPTION HALL:

Composite entrance door, vinyl flooring, ceiling light point, radiator, useful under stairs storage cupboard, carpeted stairs to first floor and doors to the lounge, breakfast kitchen and guest WC.

LOUNGE:

5.35m (17' 6") x 3.61m (11' 10")
Feature wall mounted fireplace, vinyl flooring, TV aerial & phone sockets, ceiling light point, radiators, window to the front and French doors to the dining room.

BREAKFAST KITCHEN:

5.24m (17' 2") x 3.21m (10' 6")
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 gas hob with extractor hood, integrated dishwasher and fridge-freezer, further space for an American fridge freezer, vinyl flooring, ceiling light points, window and french doors to the rear garden, space for breakfast table and chairs, door to the dining room and utility.

DINING ROOM:

3.35m (9' 11") x 4.25m (9' 3")
Vinyl flooring, ceiling light points, radiator, patio doors to the rear conservatory.

CONSERVATORY:

3.07m (11' 0") x 2.82m (13' 11")
Pitched plastered roof with tiled covering, recess spot lights, two velux ceiling skylights, tiled flooring, windows to all sides and a door to the garden.

UTILITY:

Fitted base units with cabinets, work surface, sink and drainer with tap, space beneath for a washing machine and dryer or freezer, radiator, light point, window and door to the side access and door to the converted garage room.

STUDIO/SITTING ROOM:

7'6" x 16'9" (2.29m x 5.1m)
Vinyl flooring, recessed spot lighting, radiator and window to front

GUEST WC:

White suite comprising: low level WC, wash hand basin, radiator and light point.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, loft access hatch, doors off to four bedrooms, family bathroom and useful storage cupboard.

MASTER BEDROOM:

4.47m (14' 8") x 3.48m (11' 15")
Built in wardrobes, vinyl flooring, radiator, ceiling light point, window to front and door to the en-suite.





EN-SUITE SHOWER ROOM:

White suite comprising: walk in double shower cubicle, low level WC, wash hand basin set on cabinet unit, radiator, wall tiling, ceiling light and windows to front.

BEDROOM TWO:

3.59m (11' 9") x 3.42m (11' 2")
Ample space for wardrobes and dresser, vinyl flooring, ceiling light point, radiator, window to rear and door to the en-suite shower room.

EN-SUITE SHOWER ROOM:

White suite comprising: walk in shower cubicle, low level WC, wash hand basin, vinyl flooring, radiator, wall tiling, ceiling light and window to the side.

BEDROOM THREE:

3.16m (10' 4") x 2.31m (7' 7")
Carpeted flooring, ceiling light point, radiator and window to rear.

BEDROOM FOUR:

2.53m (8' 3") x 2.25m (7' 4")
Carpeted flooring, ceiling light point, radiator and window to rear.

FAMILY BATHROOM:

Large white suite comprising: corner bath with chrome side taps, pedestal wash hand basin, low level W/C, wall tiling, vinyl flooring, ceiling lights, radiator and window to the side.

EXTERNALLY:

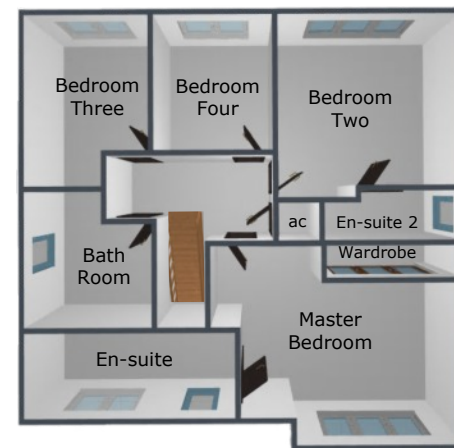
At the front is a tarmac drive with parking for several vehicles which leads to the front entrance door. The private landscaped rear garden is enclosed by fenced borders with gated side access and features; patio area ideal for entertaining, lawn, various trees, shrubs and flowerbeds.

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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