



**Waterside
Norton Canes**

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Lovett&Co. Estate Agents are delighted to offer for sale, this well presented two/three-bedroom semi-detached dorma-style home, nestled at the end of a private driveway and just a short walk from Chasewater.

This property offers convenient access to local amenities and commuter routes. Step inside to discover a welcoming entrance hallway, a superb modern fitted kitchen, and a good sized lounge. Additionally, there's a flexible sitting room that can serve various purposes, whether as an office, gym, potential bedroom, or playroom. On the upper floor, you'll find two bedrooms, a contemporary bathroom, and a landing area. The property benefits from UPVC double glazing and central heating through out.

Outside, enjoy a generously sized, low-maintenance paved garden at the back, while the front is a driveway that accommodates two cars.

It is situated in the village of Norton Canes, just a short walk away from excellent local amenities including: community centre, shops, library and doctors surgery with pharmacy as well as excellent schools. The McArthur Glen designer outlet is just a short drive away, as well as Burntwood & 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 effect flooring, ceiling light point, useful storage cupboard, stairs to first

floor accommodation and doors to kitchen, guest w/c and lounge.

LOUNGE:

4.74m x 3.39m

Feature fireplace with fitted fire set upon a raised hearth with contemporary surround, laminate flooring, TV & phone sockets, ceiling light points, radiator and French doors to the rear garden.

KITCHEN:

3.61m x 2.61m

Range of matching wall and base units incorporating display cabinets and work surfaces, inset bowl sink and drainer with mono tap, oven and 4 ring hob with extractor fan, integrated dishwasher, washing machine and fridge-freezer, ceiling light point, laminate flooring and window to front.

SITTING ROOM/BEDROOM:

2.62m x 2.60m

Laminate flooring, ceiling light point and radiator.

FIRST FLOOR LANDING:

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

MASTER BEDROOM:

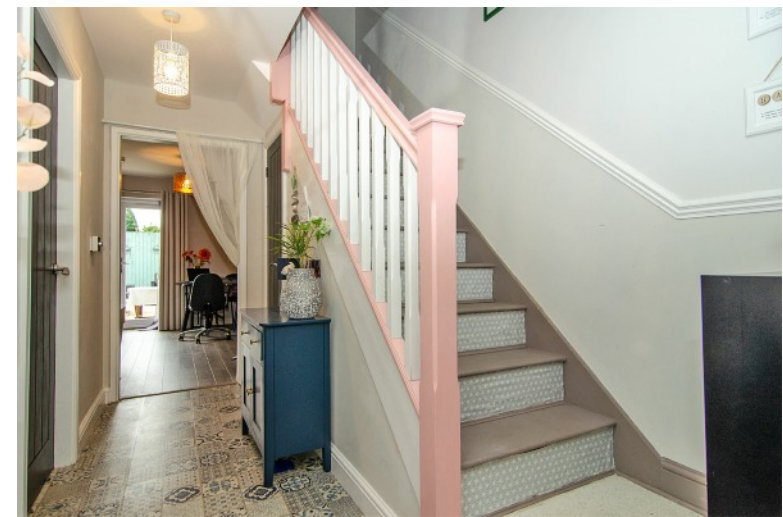
3.76m x 3.72m

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

BEDROOM TWO:

4.75m x 2.44m

Carpeted flooring, ceiling light point, radiator and velux sky light.





FAMILY BATHROOM:

White suite comprising: bath with shower above, low-level flush toilet, wash basin in a vanity unit, heated towel rail, frosted window on the side and an extractor fan.

VIEWING:

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

DISCLAIMER:

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