



**Chichester Drive**  
**Heath Hayes**



# Chichester Drive Heath Hayes



Lovett&Co. Estate Agents are pleased to offer for sale this well presented executive, four bedroom, detached family home, set on a quiet end plot.

The property features an inviting entrance hall, spacious lounge, separate dining room and delightful rear conservatory. Additionally there is a modern fitted kitchen, separate utility room, and a convenient guest WC. On the first floor the property offers a spacious master bedroom complete with its own en-suite shower room as well as three additional bedrooms and a family bathroom.

Externally there is a tarmac driveway and integral garage to the front, whilst to the rear there is a charming, south facing private landscaped garden which is not overlooked, it features gated side access, various plants, trees and shrubs plus a patio area and lawn perfect for entertaining.

It is situated in Heath Hayes, Cannock, just 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:

Front entrance door, solid wood flooring, ceiling light point, stairs to first floor accommodation and door to lounge.

## LOUNGE:

4.83m (15'10") x 4.11m (13'6")

Feature fire place with coal effect gas fire set upon a raised stone hearth with Minster surround, carpeted flooring, coving, two radiators, wall light points, bay window to front and double doors to dining room.

## DINING ROOM:

3.20m (10'6") x 2.74m (9'0")

Solid wood flooring, coving, ceiling light point, remote control heating pad, radiator, door to kitchen and double doors to conservatory.

## CONSERVATORY:

9' 2" x 9' 3" (2.79m x 2.82m)

UPVC Frame set on a brick base, solid wood flooring and French doors to rear garden.

## KITCHEN:

3.20m (10'6") x 2.74m (9'0")

Range of wooden matching wall and base units incorporating cupboards, drawers, and work surfaces, inset bowl sink and drainer with mono tap, space for oven and further appliances, tiled splashback, tiled flooring, ceiling light points, radiator, breakfast bar, useful storage cupboard/pantry, window to rear and door to utility.

## UTILITY:

1.98m (6'6") x 1.83m (6'0")

Base unit incorporating work surfaces, inset bowl sink and twin taps, tiled flooring, ceiling light point, radiator, space & plumbing for appliances, wall mounted boiler, window to rear, door to side and door to w/c.

## INTEGRATED GARAGE:

Up & over front door, shelving, electric and ceiling light points.

## FIRST FLOOR LANDING:

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

## MASTER BEDROOM:

3.89m (12'9") x 3.35m (11'0")

Fitted wardrobes, carpeted flooring, ceiling light points, radiator, window to front and door to en-suite.

## EN-SUITE:

Modern suite comprising: shower cubicle, pedestal wash hand basin, tiled walls and flooring, ceiling light point, radiator and obscured window to side.

## BEDROOM TWO:

3.30m (10'10") x 2.46m (8'1")

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





**BEDROOM THREE:**

2.92m (9'7") x 1.90m (6'3")

Laminate flooring, ceiling light points, radiator and window to rear.

**BEDROOM FOUR:**

2.51m (8'3") x 2.46m (8'1")

Laminate flooring, ceiling light points, radiator and window to rear.

**FAMILY BATHROOM:**

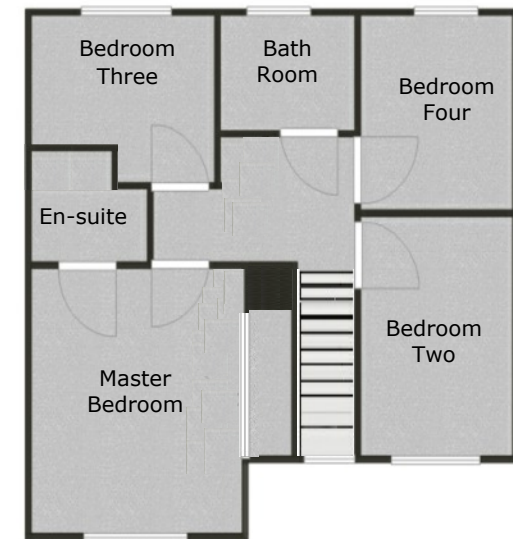
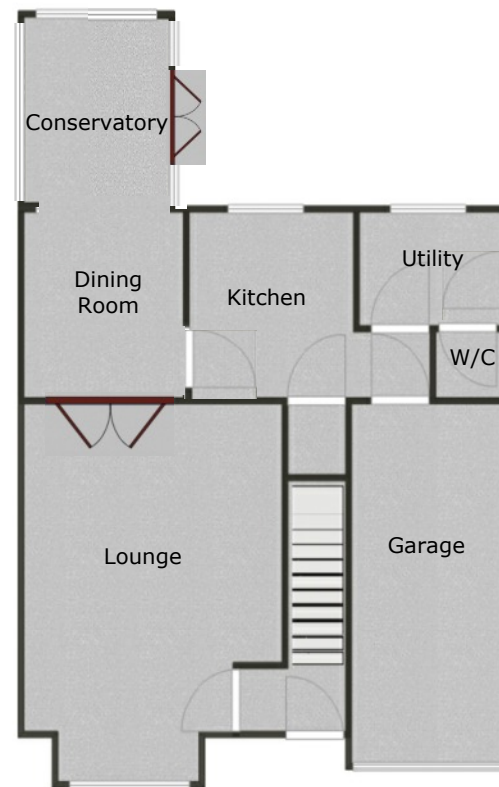
Modern suite comprising: bath, W/C, pedestal hand wash basin with mixer taps, tiled walls and flooring, ceiling light point, radiator and obscured window to rear.

**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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