



Dorchester Road
Cannock

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Lovett&Co. Estate Agents are pleased to offer for sale this superbly presented and fully renovated three/four bedroom detached family home occupying a large corner plot in sought after after of Cannock.

The property offers plenty of flexible spacious living and sleeping accommodation which briefly comprises: entrance hallway, lounge, study, open plan kitchen-diner, separate utility, sitting/bedroom with Jack "n" Jill shower room, conservatory, open landing, large family bathroom, three large bedrooms plus an en-suite to the master bedroom.

The generous corner plot features two block paved driveways offering ample parking for several vehicles plus a detached double garage and landscaped private south facing rear garden with gated side access and double gated access from next to the garage.

Work carried on on the property (around 4 to 5 years ago) includes: rewiring, new gas central heating Ideal combi' boiler and radiators, cavity wall and loft insulation, new flooring and internal oak veneered doors throughout, new window panes, new fitted kitchen, bathrooms and utility, lights points and fibre optic broadband connection. There is also a new rubber flat roof on the detached double garage with warranty.

The property is well placed to provide easy access to Cannock town centre which offers a wide range of amenities as well as the Mcarther Glenn designer outlet and excellent infant and senior schools nearby. There are also both local & national bus and train services available. The location also benefits from being just a few minutes away from Cannock Chase, an area of outstanding natural beauty. Commuter benefits include A460, A5, M6 and M6 toll road linking the midlands motorway network.

RECEPTION HALL:

UPVC entrance door, pale limed oak Karndean flooring, ceiling light points, radiator, stairs to the first floor, doors to the study, lounge, kitchen-diner and sitting/bedroom.

LOUNGE:

11' 5" x 15' 0" (3.47m x 4.57m)
Feature fireplace with fitted electric living fame effect fire, pale limed oak Karndean flooring, coving, ceiling light points, radiator, windows to the front and side, patio doors to the conservatory.

CONSERVATORY:

9' 4" x 8' 11" (2.85m x 2.71m)
Poly-carbonate pitched roof with a UPVC frame set on a brick base, tiled flooring, radiator, light and fan, door into the garden.

OPEN PLAN KITCHEN-DINER:

24' 2" x 10' 2" (7.37m x 3.11m)
Range of matching modern fitted wall and base units incorporating cabinets, drawers and work surfaces including breakfast bar, inset white resin 1 and ½ bowl sink and drainer with mono tap, space for a cooker, integrated extractor hood, further space for a dishwasher, fridge and freezer, spot lighting and ceiling light points, pale limed oak Karndean flooring, dining area with French doors to the garden, window to rear and doors to the utility and shower room.

UTILITY:

Modern fitted base units with fitted cabinet, work surface, sink and drainer with mono tap, space for a washing machine, radiator, pale limed oak Karndean flooring, humidity controlled extractor fan, window to the rear and door to the garden.

SITTING/BEDROOM:

13' 10" x 17' 10" (4.22m x 5.44m)
Carpeted flooring, ceiling spot lights, radiator, windows to the front and side, door to the shower room. This could be used as a second sitting room or additional bedroom.

SHOWER ROOM:

Modern suite comprising: shower cubicle, low level WC, wash hand basin, heated towel rail, spot lights, vinyl sheet flooring, window to the rear and doors from both the kitchen and sitting/bedroom.

STUDY:

10' 4" x 9' 0" (3.15m x 2.75m)
Pale limed oak Karndean flooring, radiator, light point, and window to the front.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light points, airing cupboard and two large wardrobes, doors off to three bedrooms and the family bathroom plus loft access hatch.





MASTER BEDROOM:

13' 11" x 14' 10" (4.23m x 4.53m)

Built in wardrobe and eaves storage space, carpeted flooring, two radiators, ceiling light point, windows to the front and side, door to the en-suite.

EN-SUITE:

Modern fitted suite comprising: shower cubicle, wash hand basin, low level WC, vinyl sheet flooring, wall tiling, spot lights, heated towel rail and extractor fan.

BEDROOM TWO:

13' 3" x 11' 7" (4.03m x 3.54m)

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

BEDROOM THREE:

9' 6" x 6' 3" (2.89m x 1.90m)

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

FAMILY BATHROOM:

White suite comprising: bath, separate walk in double shower cubicle, pedestal wash hand basin, low level W/C, wall tiling, vinyl sheet flooring, ceiling spot lights, heated towel rail and windows to the side and rear.



DOUBLE GARAGE:

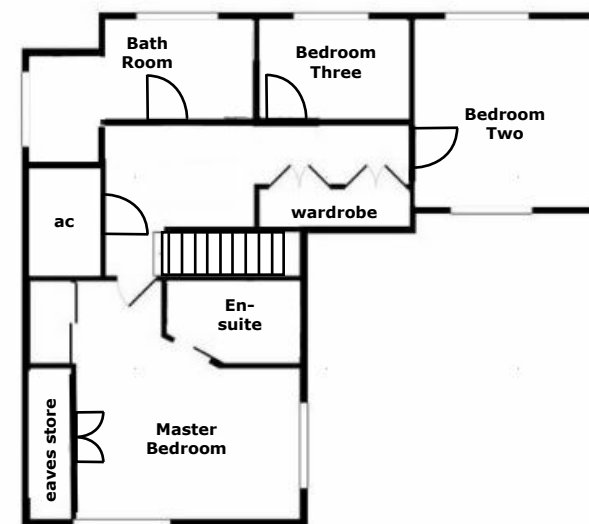
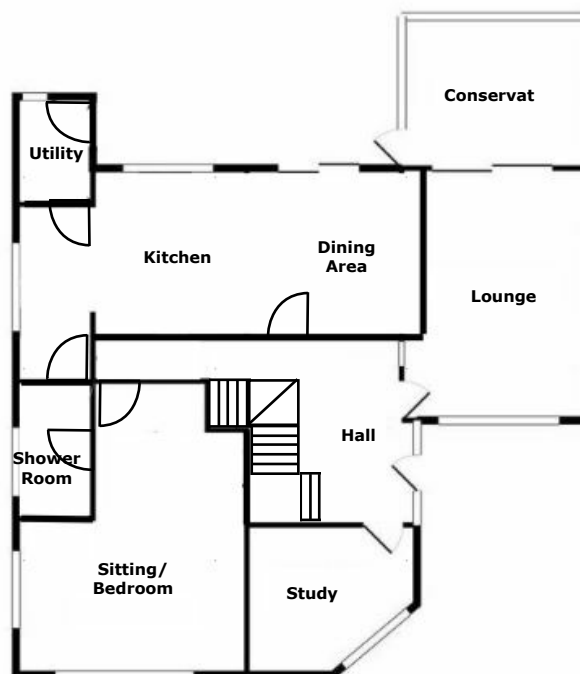
Detached double garage with new rubber roof with long warranty, light, electric and water points, wooden sliding entrance door for vehicular access, plus side personnel door.

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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