



Bramwell Drive  
Hednesford



# Bramwell Drive Hednesford



Lovett&Co. Estate Agents are pleased to offer for sale this presented four bedroom town house set on a brand new modern development.

The property is set over three floors and finished to an excellent standard throughout, the property features: spacious open plan lounge-diner, modern fitted breakfast kitchen, four spacious double bedrooms, two en-suite plus family bathroom, low maintenance private rear garden, superb external bar as well as a carport and driveway with parking for three vehicles.

The property is well placed to provide easy access to Cannock & Hednesford town centres, both offering a wide range of amenities with 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 and M6 toll road linking the midlands motorway network.

## RECEPTION HALL:

Composite front entrance door, Karndean flooring, ceiling light point, useful storage cupboard, stairs to first floor accommodation and doors to guest w/c, kitchen and lounge-diner.

## LOUNGE-DINER:

16' 1" x 11' 1" (4.90m x 3.38m)  
Laminate flooring, coving, TV & phone sockets, ceiling light point, dining area with space for table & chairs, window and French doors to rear garden.

## MODERN FITTED BREAKFAST KITCHEN:

8' 7" x 15' 9" (2.62m x 4.80m)  
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/grill, five ring gas hob with extractor hood, integrated fridge-freezer and dishwasher, space for a washing machine, recessed spot lighting, Karndean flooring, radiator and window to front.

## MODERN FITTED GUEST W/C:

Suite comprising: w/c, wash hand basin, Karndean flooring, radiator, ceiling light point and window to front.

## FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, stairs to master bedroom, doors off to three bedrooms, family bathroom and airing cupboard.

## BEDROOM TWO:

15' 1" x 14' 1" (4.60m max x 4.28m max)  
Built in wardrobe, carpeted flooring, ceiling light point, radiator, window to front and door to en-suite.

## EN-SUITE TO BEDROOM TWO:

Suite comprising: shower cubicle, w/c, wash hand basin, laminate flooring, heated towel rail, radiator, recessed spot lighting and window to rear.

## BEDROOM THREE:

16' 1" x 11' 3" (4.90m x 3.44m)  
Carpeted flooring, ceiling light point, radiator and window to rear.

## BEDROOM FOUR:

8' 11" x 11' 0" (2.72m x 3.35m)  
Carpeted flooring, ceiling light point, radiator and window to front.





### MODERN FITTED FAMILY BATHROOM:

White suite comprising: bath with shower over, pedestal wash hand basin, w/c, recessed spot lighting, laminate flooring, heated towel rail and window to front.

### MASTER BEDROOM:

16' 3" x 18' 6" (4.95m x 5.65m)

Carpeted flooring, two radiators, ceiling light point, dressing area, two windows to front, doors to en-suite and walk in wardrobe.

### EN-SUITE TO MASTER BEDROOM:

Suite comprising: shower cubicle, w/c, wash hand basin, laminate flooring, heated towel rail, radiator, recessed spot lighting and velux window to rear.

### WALK IN WARDROBE:

9' 6" x 7' 9" (2.89m x 2.36m)

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

### EXTERNALLY:

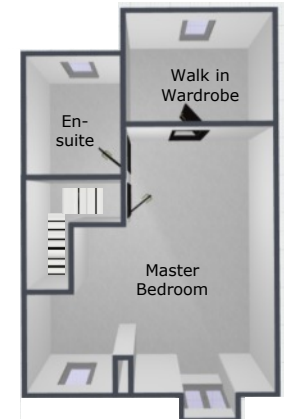
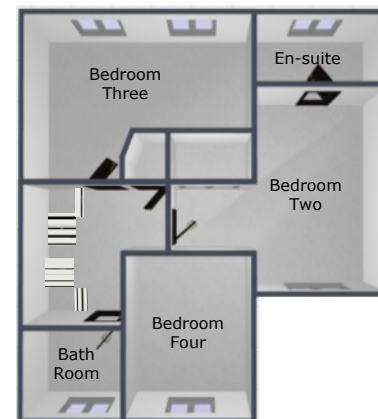
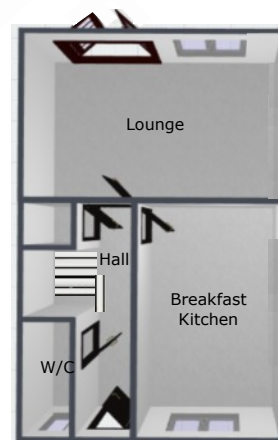
To the front right is a drive and car port with parking for three vehicles. The good sized low maintenance private rear garden is enclosed by fenced borders with gated side access and features; decked patio area ideal for entertaining, paved and artificial lawn area, plus a brick built bar (originally garage) lighting, electric points, heater and bi-fold doors, offering potential use as a home office or gym).

### 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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