



Douglas Road
Hednesford

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Lovett&Co. Estate Agents are thrilled to present this immaculate four-bedroom detached family home, tucked away down a private driveway in a sought-after residential area.

Finished to an exceptional standard throughout, the property boasts a range of luxury upgrades beyond the original specification. Highlights include a stylish "Symphony" kitchen fitted with premium integrated AEG appliances, luxury Amtico flooring across the entire ground floor, upgraded spot lighting, and bespoke fitted wardrobes to all double bedrooms. The property also benefits from a high-spec Rock composite front door.

Additional premium features include an electric roller shutter garage door, provision for an EV charger, a beautifully landscaped rear patio area, fitted blinds, and gated access on both sides of the property.

Peace of mind is provided by approximately nine years remaining on the NHBC builder's warranty.

Further benefits include UPVC double glazing, gas central heating via a modern combi boiler and dual zone heating controls (in the hallway and master bedroom), and comprehensive wall and loft insulation, ensuring year-round comfort and energy efficiency.

The rooms briefly comprise: entrance hallway, guest WC, spacious front lounge, stunning kitchen-diner opening to the family room, separate utility, landing, family bathroom and four double bedrooms with an en-suite to the master room.

There is also no shortage of storage within the property with numerous store cupboard to the ground and first floors.

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:

Rock composite entrance door, Amtico flooring, ceiling light point, radiator, central heating controls, useful storage cupboard, carpeted stairs to first floor and doors to the WC, lounge and kitchen/family room.

LOUNGE:

11' 1" x 18' 5" (3.38m x 5.62m)

Feature electric fireplace with living flame effect and multi coloured LED settings, multi-media wall plate, Amtico flooring, radiators, light points and bay window to the front.

OPEN PLAN KITCHEN & FAMILY ROOM:

24' 0" x 12' 8" (7.31m x 3.85m)

Upgraded Symphony kitchen which includes a range of matching wall and base units incorporating cabinets, drawers with silver trimmings and work surfaces plus island with breakfast bar, inset bowl sink and drainer with mono tap, integrated AEG appliances including: electric oven/grill, microwave, 5 ring gas burner with extractor hood, dishwasher, fridge and freezer, drinks cooler, ceiling spot lights and plinth spot lighting, Luxury Amtico flooring, radiators, window and French doors to the garden and door to the utility. The open plan room also features a sitting area ideal for families to enjoy.

UTILITY:

5' 1" x 6' 11" (1.55m x 2.12m)

Further range of matching wall and base units with fitted work tops, integrated washer/dryer, extractor fan, concealed boiler, radiator, Amtico flooring, light point and door to the side driveway.

GUEST WC:

3' 6" x 5' 5" (1.07m x 1.65m)

Suite comprising: low level WC, wash hand basin, radiator, spot lights, window to the front, plus store cupboard housing the electric consumer unit and WIFI router.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, radiator, loft access hatch, store cupboard, doors off to the four double bedrooms and the family bathroom.

MASTER BEDROOM:

11' 7" x 13' 5" (3.52m x 4.10m)

Built in wardrobes with sliding mirror doors, carpeted flooring, radiator, ceiling light point, TV aerial point, central heating controls, window to rear and door to the en-suite.

EN-SUITE:

7' 6" x 4' 8" (2.28m x 1.41m)

Luxury suite comprising: walk in shower cubicle with mains fitted shower, wall mounted vanity unit with wash hand basin and drawers, low level WC, radiator, shave point, Amtico





flooring, wall tiling, spot lights, extractor fan and window to the side.

BEDROOM TWO:

10' 4" x 13' 5" (3.15m x 4.10m)

Built in mirror sliding wardrobe, carpeted flooring, ceiling light point, radiator and window to the rear.

BEDROOM THREE:

11' 3" x 10' 0" (3.44m x 3.05m)

Built in mirror sliding wardrobe, TV point, carpeted flooring, radiator, ceiling light points and window to the front.

BEDROOM FOUR:

9' 0" x 9' 11" (2.75m x 3.03m)

Built in wardrobes and store cupboard, carpeted flooring, ceiling light point, radiator and window to the front.



FAMILY BATHROOM:

7' 10" x 6' 4" (2.40m x 1.92m)

White suite comprising: bath with mains shower over and glass screen, wash hand basin, low level W/C, wall tiling, Amtico flooring, fitted mirror cabinet, extractor fan, spot lights and window to the side.

DETACHED SINGLE GARAGE:

Remote controlled electric roller shutter front door, light and electric points, pitched roof offering extra storage space and the potential to board out.

EXTERNALLY:

At the front and side is a tarmac drive with parking for several vehicles which leads to the garage and gated side access to the garden. The private landscaped rear garden is enclosed by fenced borders and features; patio area ideal for entertaining and lawn perfect for families and pets to enjoy,

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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