



Hanne Hay Road  
Burntwood

# Hanney Hay Road Burntwood



Lovett&Co. Estate Agents are thrilled to present this beautifully appointed four/five-bedroom detached family home, located on the outskirts of Chasetown, Burntwood. Nestled in a highly sought-after area, the property enjoys picturesque views over horse paddocks to the rear and open fields stretching towards Hammerwich at the front.

Thoughtfully extended and impeccably maintained, the home offers spacious and versatile accommodation throughout. The ground floor comprises a charming new oak-framed porch, welcoming entrance hallway, a stunning open-plan kitchen and family living area with luxury finishes, a cosy front lounge with a log-burning stove, separate utility room, and a dining room that could easily serve as a fifth bedroom—perfectly complemented by a nearby shower room.

Upstairs features a contemporary family bathroom, three generous double bedrooms, and an additional single bedroom, ideal for a home office or nursery. The second bedroom also provides access to the loft via a pull-down ladder.

Outside, the property boasts a large landscaped frontage with an in-and-out driveway offering ample parking, manicured lawn, and a pathway leading to the stylish porch entrance.

The south-facing rear garden is a true highlight, designed for both relaxation and entertaining. It includes a block-paved patio, tiered artificial lawn, and lovely views over the adjoining paddocks. A garden shed offers extra storage space.

Additional standout features include:

- Multi-fuel burner in the lounge
- Sleek swing and slide doors from the kitchen to the patio
- High-spec NEFF integrated kitchen appliances
- Premium Amtico flooring
- App-controlled electric heaters and blinds in the kitchen
- UPVC double glazing and gas central heating throughout

This exceptional property offers the perfect blend of rural tranquility and modern family living

It is situated on the outskirts Burntwood and Chasetown which both offer a wide range of amenities, including shops, pubs, takeaways and excellent schooling. It is also just a few miles away from Cannock Chase, an area of outstanding natural beauty. Commuter benefits include A5, A38, A461 & M6 Toll road linking the Midlands motorway network with local bus routes also available.

## **PORCH:**

Oak framed porch with windows and door from the front, tiled flooring and further door into the entrance hallway.

## **ENTRANCE HALL:**

Luxury Amtico flooring, spot lights, radiator, carpeted stairs to the first floor, opening into the kitchen area.

## **LOUNGE:**

4.57m (12' 1") x 6.20m (20' 4")

Feature fireplace with fitted coal effect gas fire set upon a raised hearth with brick surround, carpeted flooring, coving, TV & phone sockets, ceiling light points, archway to rear sitting area, radiator, patio door to rear garden and door off to kitchen.

## **KITCHEN & FAMILY LIVING AREA:**

17' 5" x 16' 11" (5.30m x 5.15m)

Range of matching modern fitted wall and base units incorporating cabinets, drawers and quartz work surfaces including kitchen island and breakfast bar, inset bowl sink and drainer with mono tap, integrated NEFF appliances including electric combi oven/microwave and grill, induction hob with work top extractor, dishwasher, coffee machine, drinks cooler and space for an American fridge freezer, ceiling light points and spot lights, pitched ceiling to the rear extension with Velux skylights, including electric blinds, swing and slide rear doors to the patio, again with electric blinds, Amtico flooring, radiators, plus electric vertical radiator, infra-red heated, doors to the lounge, utility and hall leading to the shower room and dining room.

## **DINING ROOM (BEDROOM):**

10' 0" x 13' 0" (3.05m x 3.95m)

Carpeted flooring, ceiling light points, radiator, integrated ceiling speaker, window to front, door to hallway accessing the adjacent shower room.

## **SHOWER ROOM:**

Fully tiled room with walk in shower cubicle, low level WC, corner cabinet wash hand basin, spot lights and extractor.

## **UTILITY ROOM:**

Further range of base units with fitted cabinets, work tops, space and plumbing for a washing machine and dryer, Amtico flooring, light point and door to the rear garden.

## **FIRST FLOOR LANDING:**

Carpeted flooring, ceiling light point, radiator, doors off to four bedrooms and the family bathroom.





#### **BEDROOM ONE:**

12' 0" x 12' 0" (3.65m x 3.65m)

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

#### **BEDROOM TWO:**

12' 0" x 12' 0" (3.65m x 3.65m)

Built in wardrobes, carpeted flooring, ceiling light point, radiator and bay window to front. There is also a loft access hatch with pull down ladder.

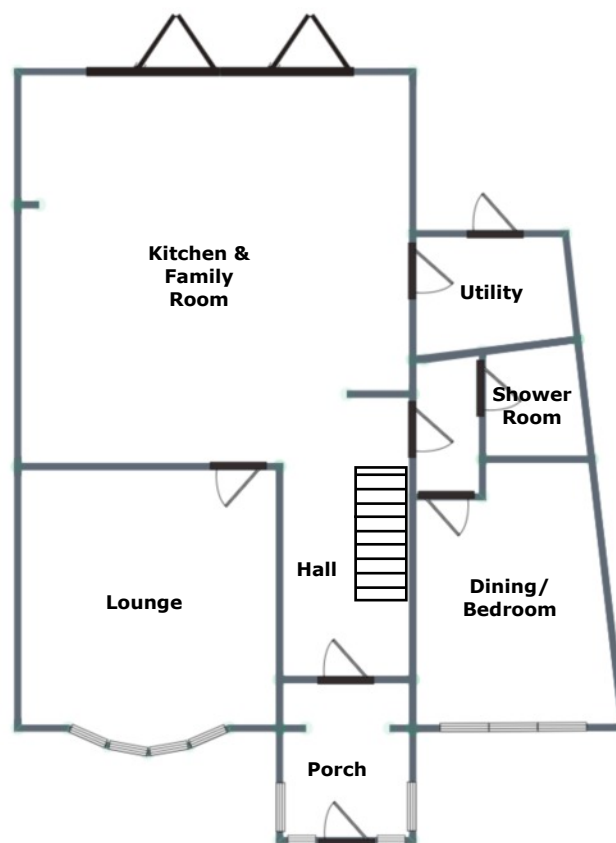
#### **BEDROOM THREE:**

9' 2" max x 14' 7" (2.80m x 4.45m)

Fitted wardrobes, carpeted flooring, ceiling light point and spot lights, radiator, windows to both the front and rear.

#### **FAMILY BATHROOM:**

White suite comprising: p shaped bath with shower over and screen, wall mounted drawer wash hand basin, low level W/C, wall tiling, tiled flooring, ceiling spot lights, heated towel rail and window to the side.



#### **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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