



St Francis Close
Rawnsley

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Lovett&Co. Estate Agents are pleased to offer for sale this immaculately presented four bedroom detached house set in a quiet cul-de-sac location. Being offered with NO ONWARD CHAIN.

The property has been beautifully renovated to an exceptional standard, showcasing a fantastic contemporary open-plan design on the ground floor, complete with a stunning modern kitchen-diner and a generous lounge area. Additionally, there is a modern fitted utility room, a convenient guest w/c, and an integral garage. On the upper level, you'll find four spacious bedrooms, including a master suite with an en-suite, along with a stylish new bathroom and a landing. The property benefits from new radiators on the ground floor, new Karndean flooring, new log burner, UPVC double glazing and central heating through out.

Externally there is a charming, good sized private rear garden with paved patio area and a lawn with attractive planted borders, to the front is a driveway with parking for up to three vehicles.

It is situated on St Francis Close, Rawnsley, Cannock, just a few minutes from Cannock Chase, an area of outstanding natural beauty and convenient for commuter access to Cannock & Rugeley town centres and the M6 toll road.

RECEPTION HALL:

UPVC front entrance door, Karndean flooring, ceiling light point, stairs to first floor accommodation and door to:

LOUNGE:

4.15m (13' 7") x 4.08m (13' 5")

Feature Inglenook fireplace with fitted log burner, Karndean flooring, coving, TV & phone sockets, ceiling light points, bay window to front, radiator, and open plan to kitchen-diner:

KITCHEN-DINER:

19' 3" x 10' 4" (5.86m x 3.14m)

Range of matching wall and base units incorporating display cabinets, drawers, cupboards and roll top work surfaces, inset bowl sink and drainer with mono tap, integrated oven/grill and 4 ring hob with extractor hood, integrated dishwasher, wall tiling, Karndean flooring, ceiling light point and recessed spot lights, storage cupboard, doors to utility and garage, window and French doors to rear garden.

UTILITY:

Range of matching wall and base units (housing boiler) with roll top work surface, space and plumbing for washing machine, dryer, recessed spot lights, window to rear and doors to garden and guest w/c.

FIRST FLOOR LANDING:

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

BEDROOM ONE:

3.37m (11' 1") x 3.90m (12' 10")

Built in wardrobe, laminate flooring, radiator, ceiling light point, window to front and door to:

EN-SUITE:

Modern suite comprising: shower cubicle, low level WC, hand wash basin, ceiling light point and window to side.

BEDROOM TWO:

3.00m (9' 10") x 2.31m (7' 7")

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

BEDROOM THREE:

8' 2" x 8' 1" (2.49m x 2.47m)

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





BEDROOM FOUR:

2.49m (8' 2") x 3.29m (10' 10")

Laminate flooring, ceiling light point, radiator and window to front.

FAMILY BATHROOM:

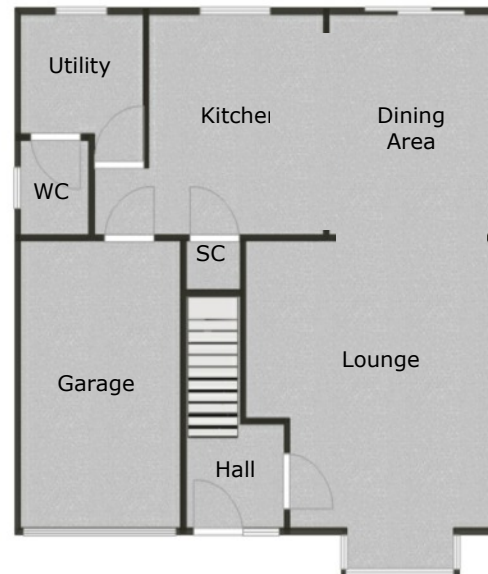
White suite comprising: bath, cabinet wash hand basin, low level W/C, wall tiling, recessed spot lights and window to rear.

VIEWING:

Please contact us on 01543 889410 if you wish to arrange a viewing appointment for this property or require further information.

DISCLAIMER:

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