



**Kensington Place**  
**Heath Hayes**



# Kensington Place

## Heath Hayes



Lovett&Co. Estate Agents are thrilled to offer for sale, this superbly maintained and immaculately presented, four-bedroom home, set on a quiet, sought after cul-de-sac.

This property features a welcoming entrance, a guest W/C, a stunning open-plan lounge diner featuring a charming fireplace, and a modern kitchen equipped with ample storage and space for appliances. Completing the ground floor is a spacious conservatory that is bathed in natural light and has French doors leading to the garden. Ascending the stairs to the first floor, you will find four generously sized bedrooms along with a landing and a large luxury family bathroom.

Outside, there is a well-kept and privately enclosed rear garden, perfect for a growing family, as well as a multi-vehicle driveway and a separate garage at the front. Additionally, it is important to highlight that the property is conveniently located near highly regarded local primary and secondary schools, easily accessible transport links, and the new McArthur Glen shopping complex!

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:

Front entrance door, ceiling light point, radiator and doors to guest w/c and lounge.

### LOUNGE:

26' 10" x 15' 3" (8.18m x 4.65m)

Feature fireplace with fitted log burner effect fire set upon a raised hearth with Minster surround, carpeted flooring, coving, TV & phone sockets, ceiling light points, two radiators, stairs to first floor, rear dining

area, bay window to front, door to kitchen and double doors to the conservatory.

### CONSERVATORY:

15' 2" x 11' 9" (4.62m x 3.58m)

Glass sloping roof with UPVC set on a brick base, tiled flooring, ceiling light with fan and french doors to the rear garden.

### BREAKFAST KITCHEN:

15' 8" x 9' 10" (4.78m x 3.00m)

Range of modern matching high gloss finish wall and base units incorporating cupboards, drawers and work surfaces, inset Belfast sink with mono tap, space for a range oven and further appliances, radiator, recessed spot lights, tiled flooring, useful pantry, two windows to rear, doors to side of property and garage.

### GARAGE:

18' 3" x 8' 5" (5.55m x 2.56m)

Up and over door, ceiling light and electric points.

### GUEST W/C:

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

### FIRST FLOOR LANDING:

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

### MASTER BEDROOM:

3.56m x 3.00m (11'8" x 9'10")

Built in wardrobe, carpeted flooring, radiator, ceiling light point and fan, TV point and window to front.

### BEDROOM TWO:

5.00m x 2.44m (16'5" x 8'0")

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







### **BEDROOM THREE:**

3.00m x 2.74m (9'10" x 9'0")

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

### **BEDROOM FOUR:**

2.72m x 1.83m (8'11" x 6'0")

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

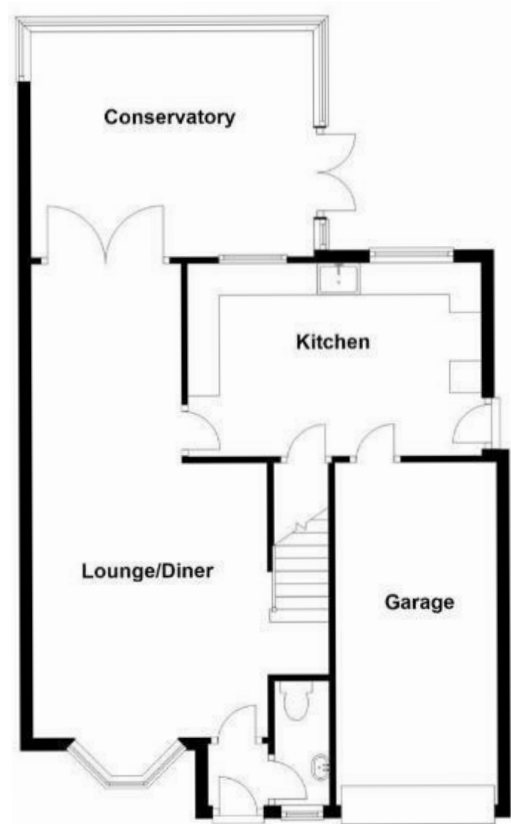
### **FAMILY BATHROOM:**

White suite comprising: bath, shower cubicle, pedestal wash hand basin, W/C, tiled walls and flooring, ceiling light point and two windows to rear.



### **VIEWING:**

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



### **ISCLAIMER:**

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