



Ash Close
Norton Canes

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Lovett&Co. Estate Agents are pleased to offer for sale this uniquely designed and immaculately presented three bedroom detached house, set on a quiet cul-de-sac within a semi rural location near to Chasewater Country Park.

The property is not overlooked to the front and briefly comprises: entrance porch, ground floor guest WC, modern well equipped kitchen diner, spacious living room with French doors opening out to the garden. To the first floor there are three well proportioned bedrooms, the master having en-suite shower room and main family bathroom completing the first floor.

Externally the property features a superb re-landscaped private rear garden with low maintenance Astroturf lawn, paved patio area and rear decked patio area. There is a two car driveway to the side. Other benefits include an electric car charging point and fully boarded loft space accessed via a pull down ladder.

It is situated in the village of Norton Canes, just a short journey away from Burntwood, Lichfield & Cannock Town centres, whilst conveniently located near to Chasewater & Cannock chase. It benefits from easy access to major commuter routes including the A38, A5 and M6 Toll road.

RECEPTION HALL:

Front entrance door, ceiling light point, tiled flooring and door to kitchen-diner.

KITCHEN-DINER:

4.85m x 3.20m (15'11" x 10'6")
Range of matching wall and base units incorporating display cabinets and work surfaces, inset bowl sink and drainer with mono tap, integrated oven and 4 ring hob with extractor hood, integrated dishwasher, radiator, tiled flooring, recessed ceiling spot lights, space and plumbing for an American fridge-freezer, carpeted stairs to first floor, door to rear garden, door to guest w/c, window to front and door to lounge.

LOUNGE:

4.85m x 3.02m (15'11" x 9'11")
Carpeted flooring, ceiling light points, radiator, bay window to front and French doors to the rear garden.

FIRST FLOOR LANDING:

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

MASTER BEDROOM:

3.56m x 3.07m (11'8" x 10'1")
Carpeted flooring, radiator, ceiling light point, door to en-suite and window to front.

EN-SUITE:

White suite comprising: shower cubicle, wash hand basin, w/c, part tiled walls, laminate flooring, ceiling light point and opaque window to rear.





BEDROOM TWO:

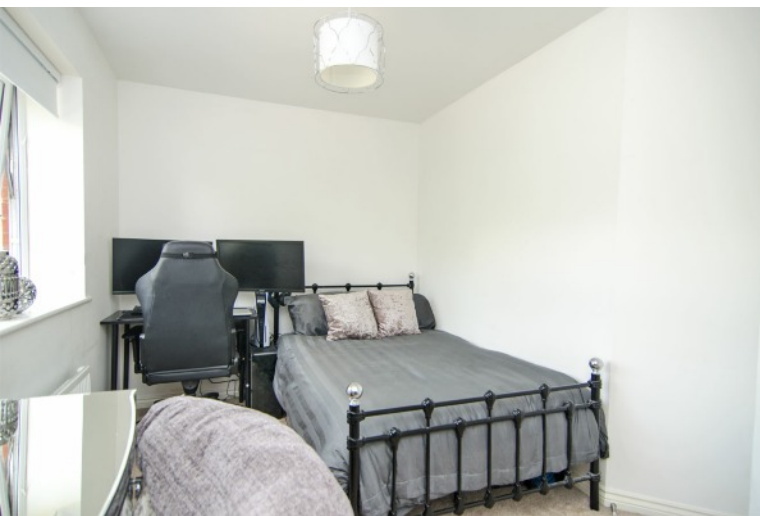
3.56m x 2.36m (11'8" x 7'9")
 Built in wardrobe, carpeted flooring, ceiling light point, radiator and window to front.

BEDROOM THREE:

2.39m x 2.03m (7'10" x 6'8")
 Carpeted flooring, window to rear, ceiling light points and radiator.

FAMILY BATHROOM:

White suite comprising: bath with shower over and screen, pedestal wash hand basin, w/c, part tiled walls, laminate flooring, ceiling light point and opaque window to rear.

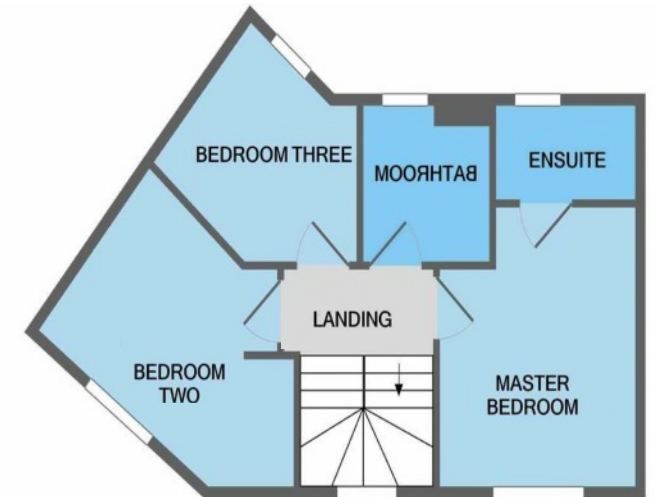
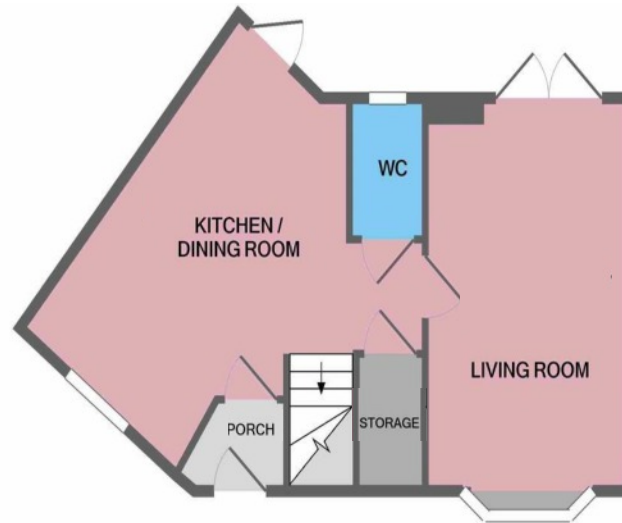


VIEWING:

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

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