

Lovett & Co.
estate agents

Bond Way
Hednesford



Lovett&Co. Estate Agents are delighted to offer for sale this stunning four bedroom detached family home situated on a secluded end corner plot with contemporary open plan ground floor layout.

The modern home offers deceptively spacious living and sleeping accommodation and has undergone some renovation works which include: new electric wiring, new plumbing, new flooring, doors, windows, new kitchen, bathroom and utility. There is also underfloor heating to the ground floor.

The accommodation briefly comprises: entrance hallway, superb open plan living room to the kitchen and dining area, utility, integral garage, landing, four bedrooms (two doubles and two singles) plus a large family bathroom.

Externally, there is ample parking for up to 6 vehicles on the secluded front driveway and the large private rear garden features patio and lawn areas, ideal for families to enjoy.

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. The property has two floors; on the ground floor: porch, lounge, sitting area, kitchen and dining room.

RECEPTION HALL:

Entrance door, luxury Karndean flooring, ceiling lights, stairs to first floor, doors to living room.

LIVING ROOM:

11' 6" x 19' 4" into bay (3.51m x 5.90m)

Feature fireplace with log burner, luxury Karndean flooring, ceiling spot lights, bay window to front and





window to the side, open plan to the dining area and kitchen.

KITCHEN & DINING AREA:

22' 10" x 11' 4" (6.96m x 3.45m)
 Range of matching modern fitted wall and base units incorporating cabinets, drawers and granite work surfaces plus kitchen island with breakfast bar, inset bowl sink and drainer with mono tap, integrated electric oven and combi microwave oven/grill, plus induction hob, further integrated fridge, freezer and dishwasher, ample space for dining table and chairs, bi-fold doors and window to the rear garden, under stairs storage cupboard and door to the utility.

UTILITY:

Fitted unit with cabinets, sink with mono tap, space for a washing machine and dryer, spot lights, radiator and door to the integral garage.

INTEGRAL GARAGE:

7' 9" x 16' 8" (2.35m x 5.07m)
 Electric roller shutter front door, light and electric points, wall mounted gas boiler and loft space accessed via hatch.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, window to the side, loft hatch with pull down ladder, doors off to four bedrooms and the family bathroom.

BEDROOM ONE:

9' 0" x 11' 6" (2.75m x 3.50m)
 Feature wall panelling, cushioned vinyl flooring, radiator, ceiling light point and window to rear.

BEDROOM TWO:

9' 0" x 11' 6" (2.75m x 3.50m)
 Carpeted flooring, ceiling light point, radiator, window to front.

BEDROOM THREE:

5' 11" x 8' 5" (1.80m x 2.57m)
 Carpeted flooring, ceiling light point, radiator, window to rear.





BEDROOM FOUR:

5' 11" x 8' 5" (1.80m x 2.57m)
Cushioned vinyl flooring, ceiling light point, radiator, window to front.

FAMILY BATHROOM:

2.77m (9' 1") x 1.96m (6' 5")
White suite comprising: bath, pedestal wash hand basin, shower, W/C, wall tiling, vinyl flooring, ceiling spot lights and 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

