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**Matthews Drive | Hednesford | WS12 4FX**  
Offers In Excess Of £325,000

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## Summary

Situated in the desirable area of The Limes on Matthews Drive, Hednesford, this splendid detached house presents an ideal opportunity for families seeking a comfortable and modern home. The property boasts three well-proportioned bedrooms, including a main bedroom with an en suite bathroom, ensuring ample space for relaxation and privacy.

Upon entering, you are welcomed into a warm and inviting lounge, perfect for family gatherings or quiet evenings. The open-plan kitchen and dining area is designed for both functionality and enjoyment, allowing you to create memorable meals while keeping an eye on the children playing in the garden through the elegant French doors. These doors not only enhance the flow of natural light but also provide a seamless connection to the outdoor space.

The property occupies a generous corner plot, offering two driveways one at the front and another at the side ensuring convenient off-street parking, a rare find in newer homes. The rear garden is a delightful low-maintenance landscaped area, providing a private retreat for outdoor activities or simply unwinding after a long day.

Hednesford itself is a charming market town in Staffordshire, ideally situated for commuters with easy access to the M6 motorway and major rail and bus networks. For those who appreciate the great outdoors, the stunning Cannock Chase is just a short walk away, along with various parks and nature reserves, making it a perfect location for families and nature enthusiasts alike.

This property comes with gas central heating, and double glazing throughout, ensuring comfort and security for years to come. Don't miss the chance to make this lovely house your new family home.

## Key Features

- 3 bedrooms, 2 bathrooms
- Cosy lounge for family time
- Main bedroom with en suite
- Enclosed, private rear garden
- Close to Cannock Chase nature
- Detached house on corner plot
- Open-plan kitchen/dining area
- Two driveways for ample parking
- Gas central heating, double glazing
- Ideal for commuters, near M6

## Rooms and Dimensions

### ENTRANCE PORCH

### ENTRANCE HALLWAY

### LOUNGE

16'1" x 10'5" (4.916 x 3.182 )

### KITCHEN/DINER

16'4" x 12'11" (4.990 x 3.948)

### FIRST FLOOR LANDING

### MASTER BEDROOM

14'11" x 12'8" (4.563 x 3.873)

### EN-SUITE TO MASTER

### BEDROOM TWO

10'5" x 10'3" (3.1781 x 3.132 )

### BEDROOM THREE

6'10" x 7'3" (2.089 x 2.230)

### FAMILY BATHROOM

### EXTERNALLY

### PRIVATE GARDEN

### TWO DRIVES

### DETACHED GARAGE

### IDENTIFICATION CHECKS - C







This plan is illustrative only,  
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## Ground Floor



## First Floor

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