

Lovett  & Co.
estate agents

Poyner Drive
Hednesford



Lovett&Co. Estate Agents are pleased to offer for sale this superbly presented four bedroom detached family home occupying a generous plot on sought after modern residential development.

The key features of the property include:

- Large driveway with parking for several vehicles plus detached double garage
- Generous lounge plus open plan kitchen-diner with sitting area
- Four double bedrooms
- Separate study room perfect for working from home
- Large rear garden ideal for families to enjoy and for entertaining guests
- Modern high spec finish throughout

The property briefly comprises: entrance hallway, lounge, open plan kitchen-diner with sitting area, separate utility, study, guest WC, landing, family bathroom, four double bedrooms plus an en-suite to the master room.

The property is situated on a popular and modern residential development and 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.

ENTRANCE HALL:

Composite entrance door, tiled flooring, ceiling light point, useful storage cupboard, carpeted stairs to first floor and doors to the ground floor accommodation.

LOUNGE:

12' 2" x 18' 0" (3.70m x 5.49m)

Carpeted flooring, ceiling light points, radiators, bay window to the front and door into the dining area.

OPEN PLAN KITCHEN:

12' 6" x 7' 9" (3.80m x 2.37m)

Range of matching modern fitted wall and base units incorporating cabinets, drawers and granite work surfaces, inset bowl sink and drainer with mono tap, integrated double oven/grill and 4 ring gas hob with extractor hood,





further integrated fridge-freezer plus dishwasher, large pantry cupboard, tiled flooring, window to the rear, opening to the utility, sitting area with French doors to the rear garden.

DINING AREA:

10' 8" x 8' 8" (3.25m x 2.64m)

Tiled flooring, ceiling light points, radiator, French doors to the garden and door to the lounge.

UTILITY:

5' 5" x 5' 3" (1.65m x 1.59m)

Further fitted wall and base units with cabinets, space for a washing machine and dryer, concealed wall mounted Ideal Logic boiler, door to the driveway.

STUDY:

7' 5" x 7' 1" (2.27m x 2.16m)

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

GUEST WC:

Modern suite comprising: low level WC, corner wash hand basin, radiator, light point, tiled flooring and extractor.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to four double bedrooms, family bathroom, airing cupboard with double doors, hot water cylinder and storage, and access to the part boarded attic space via a hatch.

BEDROOM ONE:

12' 8" x 11' 9" (3.86m x 3.57m)

Built in wardrobes, carpeted flooring, radiator, ceiling light point with fan, windows to the side and front, door to the en-suite.

EN-SUITE:

7' 6" x 4' 9" (2.28m x 1.46m)

Modern fitted suite comprising: walk in shower cubicle, wash hand basin, low level WC, vinyl flooring, tiled splash backs, light point, extractor fan and light point.

BEDROOM TWO:

14' 2" x 10' 8" (4.33m x 3.25m)

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

BEDROOM THREE:

11' 0" x 10' 4" (3.35m x 3.16m)

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





BEDROOM FOUR:

10' 4" x 9' 9" (3.15m x 2.98m)
 Carpeted flooring, ceiling light point, radiator and window to rear.

FAMILY BATHROOM:

7' 0" x 5' 7" (2.14m x 1.70m)
 White suite comprising: bath with electric shower over and screen, wash hand basin, low level W/C, wall tiling, vinyl flooring, radiator, ceiling light and extractor, window to rear.

DOUBLE GARAGE:

21' 3" x 21' 1" (6.47m x 6.42m)
 Twin up and over front doors, additional side personnel door, light and electric points, pitched roof with extra attic storage.



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		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



For illustrative purposes only