

Lovett & Co.
estate agents

Oakdene Close
Hednesford





Lovett&Co. Estate Agents are pleased to offer for sale this spacious and modern four bedroom detached family home located on an exclusive cul-de-sac on private development.

The accommodation briefly comprises entrance hallway, rear open-plan lounge and diner, breakfast kitchen, guest WC, integral garage, landing, family bathroom, four large bedrooms plus and en-suite to the master bedroom.

Externally there is a secluded and private rear garden which is not overlooked and offers a lawn with patio area and gated side access. There is also front driveway offering parking for two vehicles. The property benefits from UPVC double glazing and gas central heating through out.

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.

RECEPTION HALL:

Front entrance door, Karndean flooring, ceiling light point, radiator, useful storage cupboard, stairs to first floor and doors to kitchen/diner, lounge and guest WC.

LOUNGE-DINER:

6.32m x 3.73m

Feature fireplace with contemporary surround, carpeted flooring, TV aerial socket, ceiling light





points, radiator, dining area with space for table and chairs, window and French doors to rear garden.

BREAKFAST KITCHEN:

2.44m1 x 5.18m

Modern range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated double oven/grill and gas hob with extractor hood, space for further appliances, tiled effect flooring, recess ceiling spot lights, space for table & chairs, window to front and door to side of property.

FIRST FLOOR LANDING:

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

MASTER BEDROOM:

3.25m x 3.35m

Built in wardrobe, carpeted flooring, radiator, ceiling light point, window to rear and door to en-suite.

EN-SUITE SHOWER ROOM:

Modern fitted suite comprising: shower cubicle, half height wall tiling, low level WC, hand wash basin, ceiling light point, vinyl flooring and extractor fan.

BEDROOM TWO:

3.18m x 3.35m

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

BEDROOM THREE:

2.46m x 3.05m

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





BEDROOM FOUR:

2.18m x 3.0m

Storage cupboard/wardrobe, carpeted flooring, ceiling light point, radiator and window to rear.

MODERN BATHROOM:

White suite comprising: bath with shower fittings and screen, pedestal wash hand basin, low level W/C, wall tiling, vinyl flooring, ceiling light point, heated towel rail and window to side.

GARAGE:

2.39m x 5.26m

Metal up and over door, electric & light points.



TENURE:

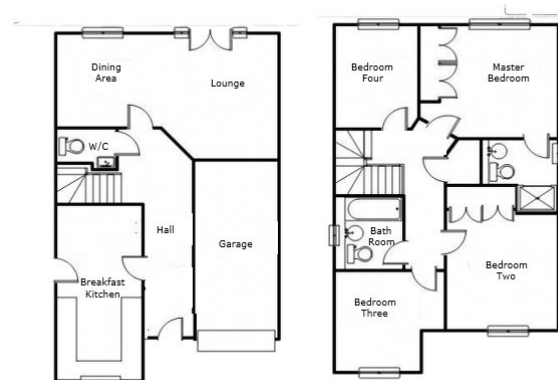
We have been advised that the property is freehold.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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