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Mallard Way | Norton Canes, Cannock | WS11 9BA
Offers In The Region Of £475,000

 **Webbs**
estate agents

Summary

** SPACIOUS DETACHED HOME ** VIEWING IS ADVISED ** POPULAR LOCATION ** REMAINDER OF THE BUILDERS WARRANTY **

Webbs Estate Agents are pleased to offer for sale this impressive five-bedroom family home. The Hadleigh design is a detached property that is perfect for modern living. The stylish open-plan kitchen/breakfast room is ideal for spending time as a family and entertaining guests. There's also a well-proportioned living room, separate dining/sitting room, downstairs cloakroom and handy utility with outside access. Upstairs there are five bedrooms - bedroom one with an en suite, a large family-sized bathroom and a handy storage cupboard.

Externally there is a landscaped private rear garden with patio area, gated side access to the private driveway and a detached double garage. The property is has the remainder on the NHBC builder guarantee. Other benefits include: UPVC double glazing, cavity wall and loft insulation plus gas central heating. The property is located on the outskirts of the the village of Norton Canes, on the popular new residential estate of Norton Hall Meadow, just a short distance from Cannock Town centre, 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.

Key Features

- DETACHED FAMILY HOME
- FIVE BEDROOMS
- SPACIOUS LOUNGE
- GENEROUS FAMILY DINER
- LANDSCAPED GARDENS
- VIEWING IS ESSENTIAL
- BATHROOM & ENSUITE
- DINING ROOM
- DETACHED DOUBLE GARAGE
- PRIVATE DRIVEWAY

Rooms and Dimensions

AWAITING VENDOR APPROVAL

THROUGH HALLWAY

GUEST WC

SPACIOUS LOUNGE

17'2" x 10'11" (5.25m x 3.35m)

DINING ROOM

11'8" x 9'3" (3.56m x 2.84m)

SUBSTANTIAL BREAKFAST KITCHEN DINER

28'1" x 9'11" (8.56m x 3.04m)

UTILITY ROOM

LANDING

BEDROOM ONE

16'0" x 9'8" (4.88m x 2.96m)

ENSUITE SHOWER ROOM

BEDROOM TWO

11'8" x 11'4" (3.57m x 3.47m)

BEDROOM THREE

11'4" x 9'11" (3.47m x 3.04m)

BEDROOM FOUR

10'0" x 9'2" (3.05m x 2.80m)

BEDROOM FIVE

9'2" x 7'6" (2.80m x 2.29m)

FAMILY BATHROOM

BOARDED LOFT WITH LADDERS

DETACHED DOUBLE GARAGE

SPACIOUS DRIVEWAY

LANDSCAPED GARDENS

Identification Checks (R)





