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**Mason Drive | Cannock | WS12 4GL**  
**Offers In Excess Of £400,000**

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estate agents

## Summary

WEBBS ESTATE AGENTS are delighted to welcome to market the highly desirable Mason Drive, Hedgesford, Cannock, this stunning detached house offers a perfect blend of modern living and comfort. With four spacious bedrooms, this property is ideal for families seeking a welcoming home. The property boasts a generous reception room that features a dual-aspect design, allowing natural light to flood the space, creating a warm and inviting atmosphere.

The heart of the home is undoubtedly the bespoke kitchen and dining area, which showcases exquisite Spanish tiles and high-quality Silestone worktops. The full-height glazed bay enhances the dining experience, providing a seamless connection to the outdoor space. The kitchen is thoughtfully designed with ample utility space, making it both functional and stylish.

The bathrooms are equally impressive, featuring full-height tiling and elegant sheet mirrors, ensuring a touch of luxury in your daily routine. Bedrooms one, two, and three come equipped with fitted wardrobes, providing plenty of storage while maintaining a clean and tidy aesthetic. Throughout the home, 'perfect-fit' blinds offer privacy and style.

Outside, the property continues to impress with direct access to Cannock Chase, perfect for nature lovers and outdoor enthusiasts. The well-maintained lawn and extended patio create an ideal setting for entertaining or simply enjoying the fresh air. Additional features include side access to the rear garden, power and light in the garage, and LED floodlights at both the front and rear of the property, enhancing security and visibility.

This exceptional home is a rare find, combining modern amenities with a prime location, making it a must-see for anyone looking to settle in this charming area.

## Key Features

- DETACHED FOUR BED
- FAMILY BATHROOM
- FULL-HEIGHT GLAZED BAY
- FITTED WARDROBES
- EXTENDED PATIO AND LAWNS
- EN-SUITE TO MASTER
- DUEL-ASPECT LIVING ROOM
- BESPOKE HIGH QUALITY KITCHEN
- DIRECT ASPECT TO CANNOCK CHASE
- VIEWING HIGHLY RECOMMENDED

## Rooms and Dimensions

### ENTRANCE PORCH

### LOUNGE

19'0" x 13'5" (5.81 x 4.10)

### KITCHEN/DINER

9'7" x 18'3" (2.93 x 5.57)

### UTILITY ROOM

5'11" x 5'1" (1.81 x 1.56)

### GUEST W.C

3'2" x 5'2" (0.99 x 1.58)

### INTEGRAL GARAGE

19'10" x 9'10" (6.05 x 3.01)

### FIRST FLOOR LANDING

### BEDROOM ONE

10'0" x 11'8" (3.05 x 3.57)

### ENSUITE

### BEDROOM TWO

12'2" x 10'3" (3.71 x 3.13)

### BEDROOM THREE

10'5" x 9'1" (3.19 x 2.78)

### BEDROOM FOUR

9'1" x 7'1" (2.79 x 2.18)

### FAMILY BATHROOM

6'1" x 7'0" (1.86 x 2.14)

### EXTERNALLY

### PRIVATE DRIVE

### EXTENDED PATIO AND LAWN

### VIEWS OF CANNOCK CHASE

### IDENTIFICATION CHECKS - C

### Agents Notes

### Premium Conveyancing (B)







Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
		Current			Current
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
Band A			Band A		
Band B			Band B		
Band C			Band C		
Band D			Band D		
Band E			Band E		
Band F			Band F		
Band G			Band G		
All energy efficient - lower running costs			All environmentally friendly - lower CO <sub>2</sub> emissions		
Band H			Band H		
Band I			Band I		
Band J			Band J		
Band K			Band K		
Band L			Band L		
Band M			Band M		
Band N			Band N		
Band O			Band O		
Band P			Band P		
Band Q			Band Q		
Band R			Band R		
Band S			Band S		
Band T			Band T		
Band U			Band U		
Band V			Band V		
Band W			Band W		
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Band Y			Band Y		
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