



£350,000

🔑 TENURE: Freehold

📊 EPC RATING: C

🏠 COUNCIL TAX BAND: D

Huntington Cannock

Lupin Drive Huntington
Cannock Staffordshire



Prepare to go loopy over this stunning detached family home on Lupin Drive! Rarely do you get the opportunity to find that needle in a haystack, but all the hard work has been done as we've got you a right gem here.

The immaculate and improved spacious accommodation features an entrance hallway, guest WC, spacious living room, dining room and a luxury fitted kitchen with Quartz worktops and an array of integrated appliances. Whilst upstairs you will find the family bathroom and three well-proportioned bedrooms with the principal bedroom featuring its very own ensuite shower room. Outside the property sits on an enviable corner plot that benefits from a driveway and single garage and a larger than normal rear garden. What more could you ask for? Don't miss this one, book your viewing now!

- Immaculately Presented Detached Family Home
- Spacious Living Room & Dining Room
- High Quality Luxury Fitted Kitchen
- Three Well Proportioned Bedrooms
- En-Suite, Family Bathroom & Guest WC
- Driveway, Garage & Rear Garden

You can reach us **9am to 9pm**, 7 days a week

4 Crown Bridge, Penkridge, Staffordshire, ST19 5AA

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Entrance Hallway

Accessed through a double glazed composite entrance door, and having stairs off, rising to the First Floor Landing & accommodation, wood effect flooring, radiator, and internal door(s) off, providing access to;

Guest WC

Fitted with a modern white suite comprising of a low-level WC, and a pedestal wash hand basin. In addition, there is wood effect flooring, and a radiator.

Living Room 10' 4" x 16' 8" (3.15m x 5.08m)

A bright & spacious reception room that features a wall media unit & fireplace housing an electric cast-iron stove set onto a tiled hearth with timber mantle over, radiator, and two double glazed windows.

Dining Room 8' 4" x 9' 11" (2.55m x 3.01m)

A second good sized reception room, having wood effect flooring, radiator, a double glazed window to the front elevation, and double glazed double doors leading directly out to the garden.



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Kitchen 8' 0" x 14' 3" (2.44m x 4.34m)

A luxury kitchen fitted with a matching range of high quality & modern wall, base & drawer units with quartz work surfaces incorporating an inset sink with mixer tap, and includes an array of integrated appliances including; fridge/freezer, dishwasher, microwave, electric oven/grill, induction hob with an extractor hood above. In addition, there is discreet under counter lighting, a useful built-in storage cupboard, a recently installed, hydrogen ready gas central heating boiler concealed within a wall unit, wood effect flooring, a radiator, a double glazed window and door to the rear elevation.



First Floor Landing

Having a double glazed window to the rear elevation, an access point to the loft space, radiator, and internal door(s) off, providing access to;

Bedroom One 11' 8" x 10' 7" (3.55m x 3.22m)

A double bedroom, having two built-in wardrobes, a radiator, a double glazed window to the front elevation, and further internal door leading through into the En-suite.



En-suite (Bedroom One) 2' 9" x 10' 6" (0.83m x 3.21m)

Fitted with a contemporary styled white suite comprising of a low-level WC, a pedestal wash hand basin with mixer tap, and a tiled shower cubicle housing a mains-fed mixer shower. In addition, there is a chrome towel radiator, ceramic tiled flooring, and a double glazed window to the rear elevation.

Bedroom Two 9' 5" x 11' 2" (2.86m x 3.41m)

A second double bedroom, having two double glazed windows, and a radiator.



Bedroom Three 7' 1" x 11' 1" (2.16m x 3.39m)

A third good sized bedroom, having a double glazed window, and a radiator.

Bathroom 6' 0" x 6' 3" (1.84m x 1.90m)

Fitted with a white suite comprising of a low-level WC, a pedestal wash basin, and a panelled bath with mixer tap and mains-fed shower over. In addition, there is ceramic tiled flooring, a chrome towel radiator, and a double glazed window.



Outside Front

The property occupies an enviable corner plot position, approached over a driveway providing access to the front of the garage, and gated access to the side, leading to the rear garden.

Garage

A single garage with an up and over access door to the front elevation.

Outside Rear

An enclosed rear garden with gated side & rear accesses, and featuring a paved patio seating area which in turn leads on to a lawned garden with a further circular paved seating area to the rear.

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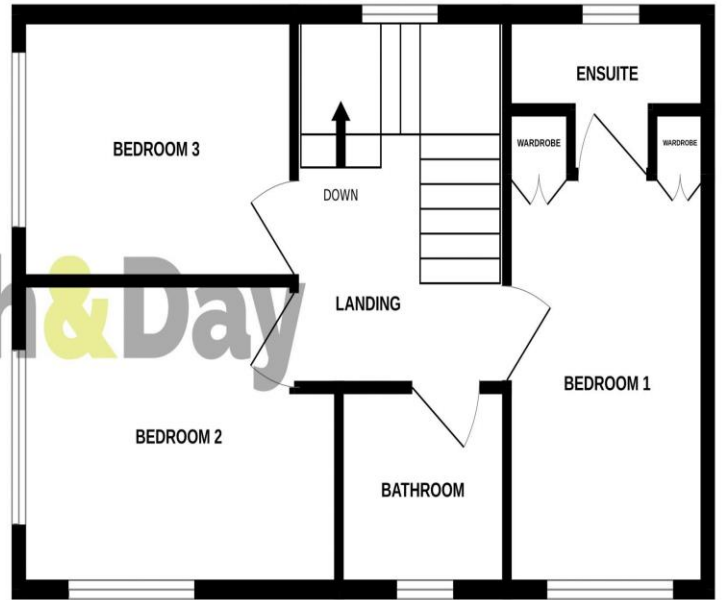
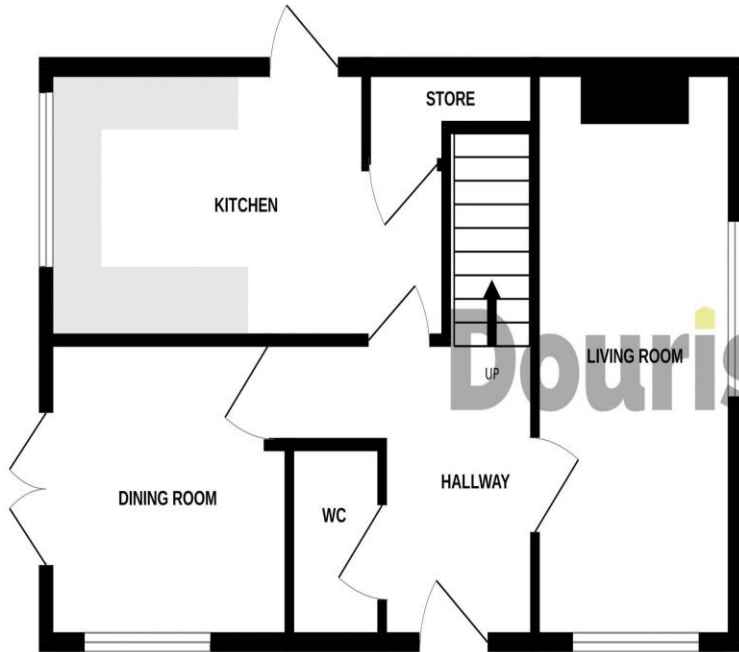
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GROUND FLOOR

1ST FLOOR



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Energy Efficiency Rating		Current	Potential
Energy efficiency - lower rating is better			
(92+)	A		87
(81-91)	B		
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(15-38)	F		
(1-14)	G		
Full energy efficient - higher number is better			
England & Wales		EU Directive 2002/91/EC	
www.epcrea.com			



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