



£465,000

🔑 TENURE: Freehold

📊 EPC RATING: C

💷 COUNCIL TAX BAND: E

## Huntington Cannock

Stafford Road Huntington  
Cannock Staffordshire

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Just like the famous novelist Nathaniel Hawthorne known for some of his best work being *The House of Seven Gables* and *The Scarlet Letter*, you'll be writing your very own masterpiece with this unique and individually designed residence. Ideal for the family purchaser and located at the head of this private driveway with very popular local schooling, bus routes, easy access to Cannock Chase, an area of outstanding natural beauty, great for commuting to Cannock, Stafford & Rugeley. There are four bedrooms with an ensuite to the master and a smart refitted family bathroom, feature gallery landing and inviting entrance hall, guest W/c, superb refitted kitchen, living room with inglenook fireplace, separate dining room, and a conservatory. Externally there is a shared driveway which gives access to the block paved drive and detached garage/coach house. In addition there is a private rear garden with timber pergolas and hot tub area.

- Individually Designed Detached Residence
- Detached Garage/Coach House
- Four Bedrooms & An Ensuite
- Family Bathroom & Guest W/c
- Two Receptions & A Conservatory
- Ideally Located to Nearby Cannock Chase

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

4 Crown Bridge, Penkridge, Staffordshire, ST19 5AA

**01785 715555**

hellopenkridge@dourishandday.co.uk



### Storm Porch

Having a double glazed door with glazed side panels leading through into the Entrance Hallway.

### Entrance Hallway

An inviting hallway with Karndean luxury vinyl flooring, door to understairs storage cupboard, ornate ceiling coving, a radiator, solid wood doors, and stairs to first floor.

### Guest WC

A smart low-level flush WC with a vanity wash hand basin having a cupboard beneath, and a chrome mixer tap & tiled splashbacks, luxury vinyl Karndean flooring, part-tiled walls, and double glazed window to front elevation.

### Living Room 18' 8" x 11' 3" (5.70m x 3.42m)

A dual aspect living room with a feature Inglenook fireplace with glazed windows to side. There is wooden flooring, ceiling coving, a radiator, two double glazed windows to side, double glazed bow window to front with integrated shutters, internal French glazed doors to Conservatory.

### Conservatory 12' 1" x 9' 1" (3.69m x 2.77m)

Having wooden flooring, electric wall mounted panel heater, and double glazed windows & French doors to the rear garden.

### Dining Room 12' 4" x 9' 1" (3.77m x 2.76m)

With a central ceiling rose, ceiling coving, a radiator, and double glazed window to front elevation with integrated shutters.



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## **Kitchen** 17' 3" x 8' 0" (5.26m x 2.43m)

Having a range of base & eye-level units, fitted granite work surfaces, a sink unit with a chrome mixer tap & upstand splashback, a fitted oven & hob with hood over, and space(s) for further kitchen appliance(s). There is a built-in breakfast bar, luxury vinyl Karndean flooring, ceiling spotlights, a column radiator, double glazed door to rear, and double glazed window with integrated shutters to rear elevation.

## **First Floor Landing**

A bright galleried landing with feature dado rail, ceiling coving, loft access hatch, door to storage cupboard, a radiator, and internal doors to;

## **Bedroom One** 12' 4" x 11' 4" (3.75m x 3.46m) (maximum measurements)

With fitted wardrobes, ceiling spotlights, a radiator, a double glazed window to front elevation, and internal door to;

## **En-suite (Bedroom One)** 5' 5" x 5' 0" (1.65m x 1.53m)

With a tiled walk-in shower cubicle, a low-level flush WC with an enclosed cistern, contemporary bowl sink unit having a chrome mixer tap, tiled walls, tile effect flooring, ceiling spotlights, chrome towel radiator, and double glazed window to front elevation.

## **Bedroom Two** 8' 2" x 7' 7" (2.50m x 2.32m)

Having built-in wardrobes, laminate flooring, ceiling spotlights, a radiator, and double glazed window to rear elevation.

## **Bedroom Three** 9' 7" x 7' 9" (2.92m x 2.37m)

With a radiator, laminate flooring, ceiling spotlights, wardrobes with sliding mirrored fronts, and double glazed window to rear elevation.

## **Bedroom Four** 9' 6" x 6' 6" (2.89m x 1.98m)

With a radiator, laminate flooring, ceiling spotlights, and double glazed window to front elevation.

## **Bathroom** 11' 7" x 5' 1" (3.53m x 1.56m)

A smart refitted bathroom fitted with a suite comprising of a panelled bath with chrome mixer tap & extendable shower attachment, low-level flush WC with enclosed cistern, vanity wash hand basin with a cupboard beneath and a chrome mixer tap, column radiator, tiled walls, tiled flooring, ceiling spotlights, and double glazed window to rear elevation.

## **Outside Front**

There is a shared private driveway giving access to the block paved drive & parking area, and access to the detached coach house & garage.

## **Garage** 15' 5" x 15' 5" (4.70m x 4.70m)

Having up and over door to front, window & door to side, and internal door to the Inner Hallway.

## **Inner Hallway**

With tiled flooring, a wall mounted panel heater, ceiling spotlights, stairs to first floor, and door to ground floor shower room.

## **Ground Floor Shower Room** 5' 4" x 5' 2" (1.63m x 1.57m)

With a pedestal wash hand basin and a WC, a tiled shower cubicle, chrome towel radiator, tiled flooring, and ceiling spotlights.

## **Galleried Office/Games Room** 17' 5" x 11' 4" (5.31m x 3.45m)

A galleried room with wooden balustrade & spindles, ceiling spotlights, wall mounted air-conditioning unit, two skylights, and a feature porthole window to front elevation.

## **Outside Rear**

Well manicured rear garden with a block paved patio, and a lawn area with gravelled borders housing flowerbeds, plants & shrubs. There is an additional raised timber decked seating area with a feature timber Pergola over, second Pergola with space & supply for a hot tub. There is a side paved area, side access gate, space for a storage shed & wood store, and panelled fencing.



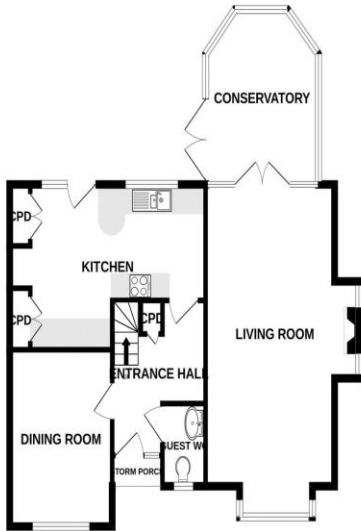
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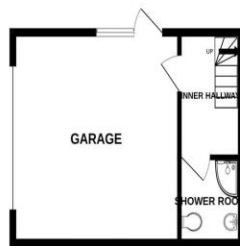
GROUND FLOOR  
1055 sq.ft. (98.0 sq.m.) approx.



1ST FLOOR  
765 sq.ft. (71.1 sq.m.) approx.



Dourish&Day



TOTAL FLOOR AREA: 1820 sq.ft. (169.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs	(92+)		
A	(81-91)		
B	(69-80)		
C	(55-68)		69
D	(39-54)		
E	(29-38)		
F	(13-28)		
G	(1-12)		
Not energy efficient - highest running costs			
England & Wales		EU Directive 2002/91/EC	
www.epcrea.com			



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