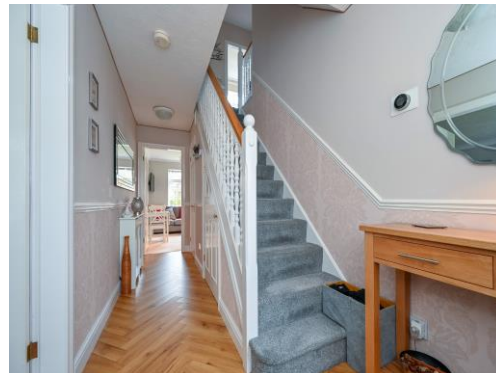




LINNET CLOSE, HUNTINGTON



Ground Floor

Entrance Hallway

Enter via a timber/double glazed front door and having two ceiling light point, wooden flooring a central heating radiator with a decorative cover fitted, a carpeted spindle stairway leading to the first floor, decorative dado railing, double doors opening to the lounge and a door opening to the kitchen/breakfast room, the downstairs WC and an under-stairway storage cupboard.

Lounge

18' 4" x 11' 9" (5.58m x 3.58m)

Having a uPVC/double glazed walk-in bay window to the front aspect, a coved ceiling with two ceiling light points, a central heating radiator, carpeted flooring, a gas fire with a fireplace surround, a television aerial point and double doors opening to the dining room.

Dining Room

8' 10" x 11' 9" (2.69m x 3.58m)

Having a coved ceiling with a ceiling light point, a central heating radiator with a decorative cover fitted, carpeted flooring, a door opening to the kitchen and French doors opening to the conservatory.

Conservatory 12' 4" x 11' 4" (3.76m x 3.45m)

Being constructed from a low-level brick wall and uPVC/double glazed windows to the side and rear aspects and having a ceiling light point with a fan, a central heating radiator, carpeted flooring and uPVC/double glazed French doors to the side aspect opening to the rear garden.

Kitchen/Breakfast Room

12' 9" x 15' 7" (3.88m x 4.75m)

Being fitted with a range of gloss finished wall, base and drawer units with laminate worksurface over and matching upstands having two uPVC/double glazed windows to the rear aspect, a coved ceiling with four ceiling light points, under cabinet accent lighting, a central heating radiator, a one and a half bowl sink with a mixer tap fitted and a drainer unit, an electric double oven integrated in a tall cabinet with an integrated microwave above, an electric hob with a chimney style extraction unit over and a glass splashback behind, space for an American style fridge/freezer, both vinyl flooring and carpeted flooring, a peninsula with breakfast bar seating, a door opening to the utility room and a uPVC/double glazed door to the side aspect opening to the rear garden.

Utility Room

6' 1" x 8' 5" (1.85m x 2.56m)

Having handle-less wall and base cabinets with laminate worksurface over, a one and a half bowl sink with a mixer tap fitted and a drainer unit, both ceiling spotlights and a ceiling light point, under cabinet accent lighting, carpeted flooring, plumbing for a washing machine and a door opening to the garage.

Downstairs WC

Having a ceiling light point, a central heating radiator, tiled flooring, a concealed cistern WC, a wash hand basin with a mixer tap fitted and under-sink storage and an extraction unit.

First Floor

Landing

Having a ceiling light point, a central heating radiator with a decorative cover fitted, carpeted flooring, an airing cupboard, doors opening to the four bedrooms and the family bathroom and access to the part boarded loft space via a loft ladder.

Bedroom One

11' 0" x 15' 2" (3.35m x 4.62m)

Having two uPVC/double glazed windows to the front aspect, a ceiling light point, a central heating radiator, carpeted flooring, a built-in wardrobe and a door opening to a dressing room.

Dressing Room

Having an obscured uPVC/double glazed window to the front aspect, fitted wardrobes, carpeted flooring and a door opening to the en-suite shower room.

En-suite Shower Room

Having an obscured uPVC/double glazed window to the front aspect, both ceiling spotlights and a ceiling light point, an electric towel rail, a central heating radiator, tiled flooring, a concealed cistern WC, a wash hand basin with under-sink storage, an extraction unit and a double width glass shower cubicle with a thermostatic shower installed.

Bedroom Two

11' 0" x 11' 4" (3.35m x 3.45m)

Having a uPVC/double glazed window to the rear aspect, a ceiling light point, a central heating radiator, carpeted flooring and built-in wardrobe.

Bedroom Three

7' 2" x 12' 2" (2.18m x 3.71m)

Having a uPVC/double glazed window to the rear aspect, a ceiling light point, a central heating radiator and carpeted flooring.

Bedroom Four

7' 2" x 7' 3" (2.18m x 2.21m)

Having a uPVC/double glazed window to the rear aspect, a ceiling light point, a central heating radiator and carpeted flooring.

Family Bathroom

Having an obscured uPVC/double glazed window to the side aspect, a ceiling light point with a fan, a central heating radiator, tiled flooring, a concealed cistern WC, a wash hand basin with a mixer tap fitted and under sink storage, a bath with a mixer tap fitted which has a hand-held shower head and a separate glass shower cubicle which has a thermostatic shower over.

Outside

Front

Located on a large corner plot and having a large driveway suitable for parking multiple vehicles, a low-level wall with decorative wrought iron railings, a lawn, courtesy lighting access to the double garage and access to the rear of the property via a wooden side gate.

Double Garage

17' 1" x 8' 3" (5.20m x 2.51m) ADD 10' 1" x 8' 4" (3.07m x 2.54m)

Having power, lighting, base, tall and wall cabinets with laminate worksurface over, space for a tumble dryer, access to roof storage, two up and over doors to the front aspect, a window to the rear aspect and a door to the rear aspect opening to the garden.

Rear

A large garden which is mainly lawn and has a patio area, a decorative gravel area, a summerhouse, a pergola, a cold-water tap, an electrical point, courtesy lighting, double, wooden gates to the side aspect, access to the rear of the double garage, various trees, shrubs and bushes and access to the front of the property via a wooden side gate.



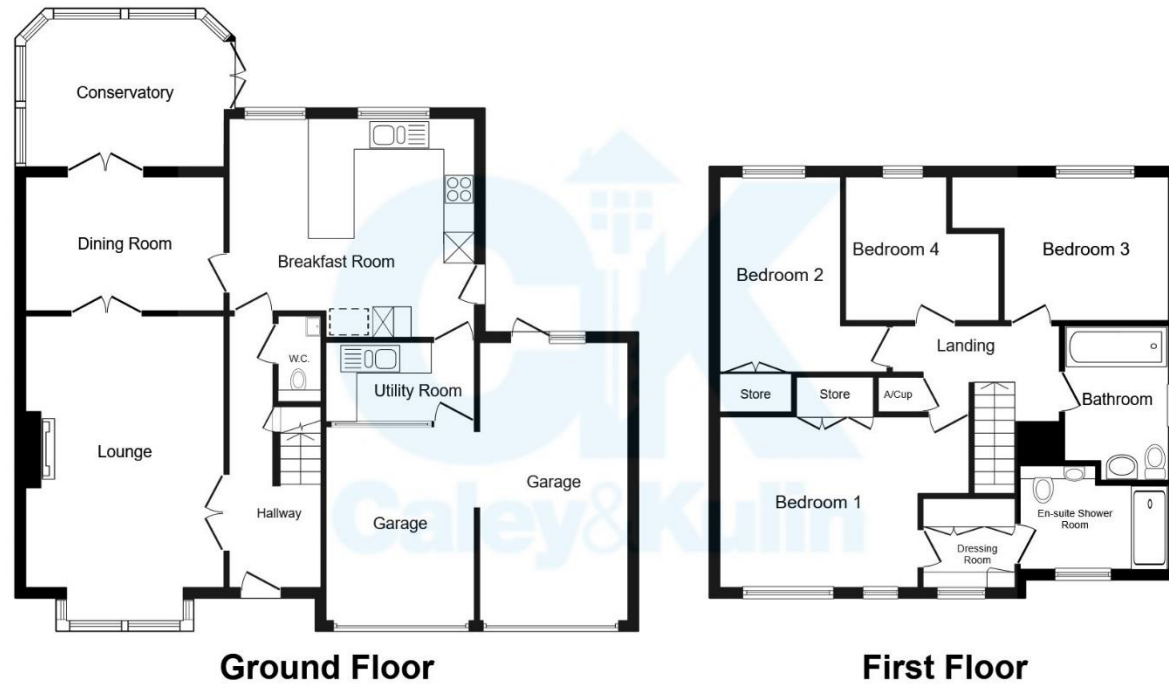








* An immaculately presented family home situated on a large corner plot and located in a very desirable area *



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Council Tax Band: E

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Tenure: Freehold

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