



Lakeside Drive  
Norton Canes

# Lakeside Drive Norton Canes



Lovett&Co. Estate Agents are delighted to offer for sale this stunning three bedroom semi-detached family home with converted attic room.

The spacious property benefits from a large rear extension as well as a converted attic room making this an ideal property for medium to large families, with a simply stunning high spec finish and tasteful decoration throughout as well as large south facing rear garden with sunny terraced patio area and lower lawn with garden bar/summer house.

It briefly comprises: entrance hallway, guest WC, lounge opening to the extended rear dining area and kitchen, utility room, landing, three bedrooms, large family bathroom and large attic room. There is also an integral garage and private driveway with parking for two to three vehicles.

Other benefits include: UPVC double glazing, gas central heating, and two wired smoke alarms.

It is situated in the village of Norton Canes, just a short journey away from Burntwood & Cannock Town centres both offering shops, supermarkets, bars and restaurants, whilst conveniently located near to Chasewater & Cannock chase, an area of outstanding natural beauty. The local schooling is highly regarded with excellent OFSTED reports. The location benefits from easy access to major commuter routes including the A38, A5 and M6 Toll road with train stations in the neighbouring Cannock and Hednesford town centre.

## RECEPTION HALL:

Composite entrance door, tiled flooring, coat and shoe/boot storage area, ceiling spot lights, doors to the lounge, guest WC and staircase to the first floor.

## LOUNGE:

10' 10" x 19' 2" (3.31m x 5.85m)

Laminate flooring, wall mounted TV sockets, ceiling light points, radiator with cover, door to the kitchen and opening to the dining area.

## EXTENDED KITCHEN-DINER:

18' 5" x 10' 10" (5.61m x 3.30m)

Extended rear kitchen-diner area with pitched roof featuring spot lights and Velux skylights, a range of matching wall and base units incorporating cabinets, drawers and work surfaces including breakfast bar, inset bowl sink and drainer with mono tap, integrated oven and grill, plus electric ring hob with extractor hood, further space for a dishwasher and American fridge-freezer, tiled flooring, ample room for a dining table and chairs on the laminate floor area, twin French doors to the rear patio terrace, door leading to the utility.

## UTILITY:

7' 7" x 5' 11" (2.30m x 1.80m)

Further range of wall and base units with fitted cabinets work tops and space for white goods including plumbing for a washing machine and dryer, tiled flooring, ceiling light point, door the side access.

## GUEST WC:

Suite comprising: low level WC, wash hand basin, spot light, tiled flooring, heated chrome towel rail, and window to the front.

## INTEGRAL GARAGE:

7' 9" x 15' 7" (2.35m x 4.75m)

Split opening front doors, light and electric points plus water and door to the side.

## FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to three bedrooms, family bathroom and further door with stairs leading to the attic room.

## MASTER BEDROOM:

11' 0" x 9' 11" (3.35m x 3.03m)

Carpeted flooring, radiator, ceiling light point and window to rear.





**BEDROOM TWO:**

7' 9" x 13' 9" (2.35m x 4.18m)  
 Built in cupboard, carpeted flooring, ceiling light point, radiator and window to front.

**BEDROOM THREE:**

7' 7" x 9' 11" (2.31m x 3.03m)  
 Carpeted flooring, ceiling light point, radiator and window to the rear.

**FAMILY BATHROOM:**

White suite comprising: large Jacuzzi bath, walk in shower cubicle, cabinet wash hand basin, low level W/C, wall tiling, tiled flooring, heated chrome towel rail, spot lights and extractor fan, airing cupboard and window to the front.



**ATTIC ROOM:**

18' 10" x 11' 4" (5.75m x 3.45m)  
 Carpeted flooring, ceiling light points, two electric wall mounted heaters, twin Velux skylights to the rear, eaves storage to the front and rear.

**EXTERNALLY:**

At the front is a private driveway with parking for at least two vehicles which leads to the front door and integral garage. The side access leads through to the south facing rear garden which features: terraced patio area perfect for entertaining guests with gated stairs down to the lawn garden accessing the wooden built inside bar area, with further garden area beyond containing wooden sheds.

**VIEWING:**

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

**DISCLAIMER:**

These particulars are set up as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract. The sellers has given permission for all descriptions, dimensions, references to conditions, tenure, service charges and necessary permissions for use, occupation and other details to be used and we have taken them in good faith whether included or not & whilst we believe them to be correct, any intending purchasers or tenants should not rely on them as representations or fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and have this certified during the conveyancing by their solicitor. No person in the employment of Lovett&Co has any authority to make or give any representation or warranty whatsoever in relation to this property.



