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# Ingestre Close, Heath Hayes, Cannock

**£385,000**

## Features

- LOCATED ON A PRIVATE DRIVEWAY IN A QUIET CUL DE SAC
- CLOSE TO LOCAL AMENITIES
- FOUR DOUBLE BEDROOMS, MASTER WITH EN SUITE
- GOOD SIZED ACCOMMODATION THROUGHOUT IN A DESIRABLE LOCATION
- PLENTIFUL PARKING FOR A GROWING FAMILY

## Contact Us

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## Full Description

### Entrance Porch

Approached from upvc double glazed front entrance door with windows to side. Having inset lights, tiled flooring and further upvc door to Reception Hallway.

### Reception Hallway

Having ceiling light point, radiator, laminate flooring, useful under stairs storage, coving and stairs leading to First Floor Landing.

### Guest Cloakroom

Comprising w.c and vanity hand wash basin with tiled splash. Ceiling light point, laminate flooring and window to front aspect.

### Lounge 6.12m x 3.48m (20'1" x 11'5")

Having wooden feature fire surround with inset living flame gas fire on marble hearth. Two ceiling light points, coving, radiator and upvc double glazed walk in bay window to front aspect. Double doors leading through to;

### Dining Room 3.48m x 2.97m (11'5" x 9'9")

Having ceiling light point, laminate flooring, radiator, coving and upvc double glazed French doors opening out to the enclosed Rear Garden.

### Breakfast Kitchen 4.14m x 2.57m (13'7" x 8'5")

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset stainless steel sink with mixer tap, drainer and tiled splash. Cooker point with extractor hood over, integrated microwave, space with plumbing for dishwasher and further appliance space. Ceiling light point, laminate flooring, wall mounted boiler, radiator and upvc double glazed window to rear aspect. Door leading to Boot Room, Utility and access door to Garage.

### Boot Room 2.34m x 2.39m (7'8" x 7'10")

Having ceiling light point and doors to Utility and Garage.

### Utility Room 2.67m x 2.57m (8'9" x 8'5")

Being fitted with wall mounted units for storage, work surface with inset stainless steel sink allowing for appliance spaces below. Ceiling light point, radiator and upvc double glazed door to Rear Garden.

### First Floor Landing

Approached from stairs in Hallway and having ceiling light point, coving, airing cupboard housing hot water cylinder and shelving, loft access ,having light and being boarded.

### Master Bedroom 3.73m x 3.71m (12'3" x 12'2")

Being fitted with a range of wardrobes. Ceiling light point, radiator and upvc double glazed window to front aspect. Door to En Suite.

### En Suite Shower Room

Comprising walk in shower cubicle, w.c and pedestal hand wash basin. Ceiling light point, tiled flooring, radiator, tiling to walls and upvc double glazed window to side aspect.

### Bedroom Two 5.79m x 2.44m (19'0" x 8'0")

Having ceiling light point, radiator, laminate flooring, further loft hatch with ladder and upvc double glazed window to front aspect.

### Bedroom Three 4.78m x 3.38m (15'8" x 11'1")

Having two ceiling light points, two radiators, built in wardrobe with shelving, laminate flooring and two upvc double glazed windows to rear aspect.

**Bedroom Four** 3.78m x 3.12m (12'5" x 10'3")

Having ceiling light point, radiator, built in wardrobe with sliding mirror doors and upvc double glazed window to rear aspect.

**Bedroom Five (Study)** 2.18m x 2.18m (7'2" x 7'2")

Having ceiling light point, radiator and upvc double glazed window to front aspect.

**Refitted Bathroom**

Comprising "P" shaped bath with overhead electric shower, screen and mixer tap, closet w.c and vanity hand wash basin. Inset ceiling lights, heated towel rail, extractor fan, tiling to walls with tiled flooring and shave socket.

**Garage** 5.74m x 2.51m (18'10" x 8'3")

Having up and over door with light, power and access door to Boot Room and Utility.

**Outside**

The front of the property has a tarmac driveway which provides plentiful parking for vehicles. A side gate leading to the enclosed rear garden having paved patio with steps to lawn with flower borders, outside tap and outdoor electrics/lighting.

**Agents Note**

We need to make any potential purchasers aware that the vendors are related to the Director at Chase Owl Estates.

**Agents Notes**

We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements quoted in these sales particulars are approximate.

**Fixtures and Fittings:**

All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However we would always advise that this is confirmed by the purchaser at the point of offer.

**Money Laundering;**

Any purchasers will be asked to produce identification documents and proof of funding before instruction of Solicitors.

# Property Photos

## Property Location

