



Webbs

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Hawthorn Drive | Cannock | WS11 9UF

Offers In The Region Of £260,000

 **Webbs**
estate agents

Summary

WEBBS STATE AGENTS are delighted to welcome to market the lovely Hawthorn Drive, Norton Canes, Cannock. This charming semi-detached house presents an excellent opportunity for families and first-time buyers alike. This modern home, designed by Taylor Wimpey, boasts a well-thought-out layout that maximises space and comfort.

Upon entering, you are greeted by a welcoming hallway that leads to a convenient guest WC. The heart of the home is undoubtedly the spacious lounge, which features double-glazed French doors that open directly onto the enclosed rear garden, creating a seamless connection between indoor and outdoor living. The well-equipped breakfast kitchen is perfect for family meals and entertaining, offering ample space for dining.

The first floor comprises three generously sized bedrooms, with the master bedroom benefiting from its own en-suite shower room, providing a private retreat. A further family bathroom completes the upper level, ensuring that all needs are met.

Externally, the property features an enclosed rear garden, ideal for children to play or for hosting summer gatherings. Parking is also a breeze, with space available for two vehicles on the driveway.

This home is under a builder's guarantee, providing peace of mind for the new owners. Its quiet location, combined with its spacious design, makes it an ideal choice for families. Early viewing is strongly advised to fully appreciate the quality and potential of this delightful property. Don't miss out on the chance to make this house your home.

Key Features

- UNDER BUILDERS GUARANTEE
- EN-SUITE TO MASTER
- OPEN PLAN BREAKFAST KITCHEN
- POPULAR DEVELOPMENT
- IDEAL FAMILY HOME/FIRST TIME BUYERS
- THREE BEDROOMS
- SPACIOUS LOUNGE
- ENCLOSED REAR GARDEN
- CLOSE TO LOCAL AMENITIES
- VIEWING ADVISED

Rooms and Dimensions

Entrance

Breakfast Kitchen

11'2" x 10'0" (3.422 x 3.062)

Guest WC

6'0" x 3'4" (1.843 x 1.032)

Lounge

15'4" x 12'0" (4.694 x 3.662)

Landing

9'6" x 4'9" (2.9 x 1.46)

Bedroom One

11'0" x 9'7" (3.375 x 2.935)

En-Suite Shower Room

5'8" x 5'5" (1.737 x 1.666)

Bedroom Two

10'9" x 8'6" (3.297 x 2.611)

Bedroom Three

12'1" x 6'7" (3.684 x 2.012)

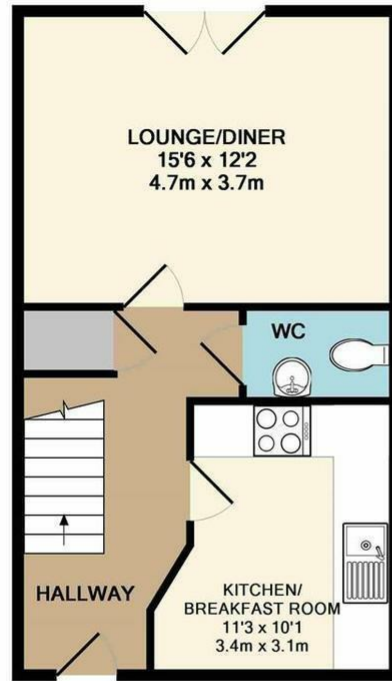
Family Bathroom

Free Valuation Call 01543 468846

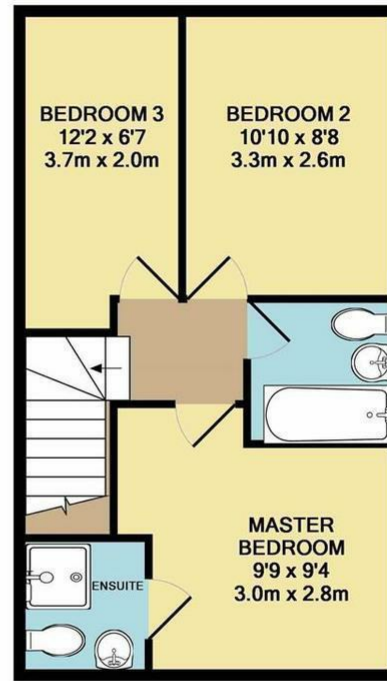
IDENTIFICATION CHECKS - C







GROUND FLOOR



1ST FLOOR

TOTAL APPROX. FLOOR AREA 866 SQ.FT. (80.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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