



Robins Croft  
Heath Hayes

# Robins Croft Heath Hayes

Lovett&Co. Estate Agents are pleased to offer for sale this well presented four bedroom detached executive style detached home which occupies a generous and extremely secluded plot.

The property is accessed from the rear and features parking for at least three vehicles plus garage, as well as a large private rear garden with patio and lawn areas, perfect for families to enjoy and for entertaining guests. The front is approached via a private pathway from the rear to the front door.

Internally, the spacious property features: entrance hallway, spacious rear lounge, separate dining room, superbly appointed kitchen-diner, utility, WC, landing, family shower room and four well proportioned bedrooms with an en-suite shower room to the master.

Other features include: UPVC double glazing and gas central heating provided by a new Worcester Bosch combi boiler.

It is situated in Heath Hayes, Cannock, just ten minutes from Cannock Chase, an area of outstanding natural beauty and is just a stones throw from the Designer Village shopping outlet. The property benefits from good local schooling, supermarket, post office, dentist and bus routes all within walking distance. Its location provides ease of access to Cannock town centre and commuter routes including A460, A5 and M6 toll road linking the Midlands motorway network.

## RECEPTION HALL:

Composite entrance door, Karndean flooring, spot lights, radiator, storage cupboard and doors to the lounge, dining room, kitchen-diner, WC and stairs to the first floor.

## LOUNGE:

15' 2" x 11' 9" (4.62m x 3.57m)

Feature fireplace with fitted coal effect gas fire, carpeted flooring, coving, TV aerial sockets, ceiling light point, radiator and French doors to the rear garden.



## DINING ROOM:

11' 8" x 9' 9" (3.55m x 2.96m)  
Carpeted flooring, ceiling light points, radiator, window to front. Ideal for use as second sitting room or home office.

## KITCHEN-DINER:

7' 10" x 21' 2" (2.40m x 6.45m)  
Range of matching wall and base units incorporating cabinets, drawers and wooden work surfaces with inset Belfast sink and mono tap, integrated electric double oven and grill plus 4 ring gas hob with extractor hood, integrated dishwasher, ample space for a large fridge-freezer, space for dining table and chairs, tiled flooring, radiator, spot lights and light point, window to the front, French doors to the garden and door to the utility.

## UTILITY:

Further range of base units with cabinets, work top, sink and drainer mono tap, space for a washing machine and dryer, tiled flooring, light point and door to the rear garden.

## GUEST WC:

Suite comprising: low level WC, wash hand basin, Karndean flooring, radiator, light point, wall tiling and extractor.

## GALLERY LANDING:

Carpeted flooring, ceiling light point, doors off to four bedrooms, family bathroom, airing cupboard housing the new boiler and loft access hatch.

## BEDROOM ONE:

11' 0" x 9' 10" (3.35m x 3.00m)  
Built in wardrobe, carpeted flooring, radiator, ceiling light point, window to the rear, door to the en-suite.

## EN-SUITE:

Modern suite comprising: shower cubicle, low level WC, wash hand basin, Karndean flooring, spot lights, heated towel rail and window to the rear.



**BEDROOM TWO:**

12' 6" x 8' 6" (3.82m x 2.60m)  
Carpeted flooring, ceiling light point, radiator, window to front.

**BEDROOM THREE:**

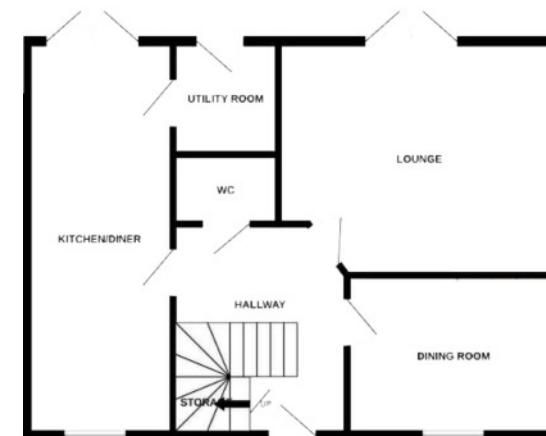
8' 2" x 11' 10" (2.48m x 3.60m)  
Carpeted flooring, ceiling light point, radiator, window to rear.

**BEDROOM FOUR:**

8' 2" x 9' 2" (2.48m x 2.80m)  
Carpeted flooring, ceiling light point, radiator, window to rear.

**FAMILY SHOWER ROOM:**

White suite comprising: shower over, pedestal wash hand basin, low level W/C, wall tiling, Karndean flooring, ceiling spot lights, heated towel rail and window to rear.

**VIEWING:**

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

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