



Pebble Mill Drive  
Cannock

# Pebble Mill Drive Cannock

Lovett&Co. Estate Agents are pleased to offer for sale this immaculately presented three/four bedroom detached family home situated on a sought after modern residential development within walking distance of Cannock town centre.

Set on a generous plot the property offers a driveway plus a large landscaped private rear garden which is not overlooked and features a raised decked patio area, lawn and a variety of mature trees, plants and shrubs.

Internally the property has been finished to an excellent standard. On the ground floor there is a spacious lounge and contemporary open plan living space with kitchen and dining area as well as a delightful conservatory to the rear. Upstairs there are three well proportioned bedrooms, family bathroom, w/c and open landing. The property was originally a four bedroom house with the master converted from the fourth bedroom and could easily be put back to its original layout.

The property benefits from UPVC double glazing, new carpets in lounge and bedroom two as well as central heating through out.

**CONTEMPORARY OPEN PLAN LIVING SPACE:**  
Accessed via the front porch and featuring: front entrance door, laminate flooring, recessed ceiling spot lights, two radiators, dining area, two windows to front, open plan to kitchen area and opening to small hallway with useful storage cupboard, carpeted stairs to first floor and door to lounge.

**KITCHEN AREA:**  
Range of matching wall & base units incorporating cupboards, drawers and work surfaces, inset sink and drainer sink with mixer taps, Bosch integrated



double oven and microwave, five ring gas hob with extractor hood, integrated dishwasher and fridge, recessed ceiling spot lights, breakfast bar and window to side.

## **LOUNGE:**

17' 10" x 11' 2" (5.44m x 3.40m)

Feature fireplace with contemporary surround, television aerial point, coving, carpeted flooring, ceiling light point, radiator, window and patio doors to the conservatory.



## **RECEPTION CONSERVATORY:**

Pitched roof with upvc frame set on a brick base, tiled flooring, utility area and French doors to the rear garden.



## **FIRST FLOOR OPEN LANDING:**

Carpeted flooring, access to loft, ceiling light point, doors off to three bedrooms, airing cupboard, w/c and family bathroom.

## **MASTER BEDROOM:**

17' 11" x 10' 1" (5.46m x 3.07m)

This room was originally two separate bedrooms and could easily be reverted back to its original configuration if required. Built-in wardrobes, carpeted flooring, ceiling light point and two windows to front.

## **BEDROOM TWO:**

11' 6" x 9' 11" (3.51m x 3.02m)

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



## **BEDROOM THREE:**

11' 4" x 8' 8" (3.45m x 2.64m)

Carpeted flooring, recessed spot lighting, radiator and window to rear.



#### **BATHROOM:**

White suite comprising: bath with shower over and screen, cabinet wash hand basin with mixer tap, low flush w/c, tiled walls and flooring, heated towel rail, ceiling light point and opaque window to side.

#### **W/C:**

Low level w/c, tiled walls and flooring, ceiling light point and opaque window to side.

#### **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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