



Badgers Close
Huntington

Badgers Close

Huntington

Lovett&Co. Estate Agents are pleased to offer for sale this superbly presented four bedroom detached family home with stunning two storey extension (finished in 2022) and views over the fields to the rear.

The property briefly comprises: entrance hallway, lounge, extended open plan living area with high spec fitted kitchen and dining space, guest WC, utility/garage, landing, family bathroom and four bedrooms.

Externally there is a driveway to the front offering off-road parking and private rear garden with patio and raised lawn ideal for families to play and for entertaining guests.

Other features include: UPVC double glazed windows and central heating throughout provided by a gas boiler (fitted around 4 years ago). The loft spaces are insulated and part-boarded. There is also an electric car charging point on the driveway.

The property is well placed to provide easy access to a number of local convenience stores in Huntington as well as Cannock town centre which offers a wide range of amenities with both local & national bus and train services available. The location also benefits from being just a few minutes away from Cannock Chase, an area of outstanding natural beauty. Commuter benefits include A460, A5 and M6 toll road linking the midlands motorway network.

RECEPTION HALL:

Entrance door, ceramic tiled flooring, ceiling light points, radiator, useful under stairs storage cupboard, stairs to first floor, and doors to the lounge, utility/garage and kitchen area.

LOUNGE:

10' 4" x 13' 11" (3.15m x 4.25m)

Feature fireplace with space for an electric log burner effect fire, carpeted flooring, ceiling light points, radiators, bay window to the front and French doors to the dining area.



OPEN PLAN LIVING AREA & KITCHEN:

15' 9" x 23' 0" (4.81m x 7.00m)

Range of matching modern fitted wall and base units incorporating cabinets, drawers and Quartz work surfaces including a breakfast island with breakfast bar, inset bowl sink and drainer with mono tap, twin electric ovens and 5 ring hob with extractor hood, further integrated fridge and dishwasher, tiled flooring, radiators, ceiling spot lights and lights points, door to the side, window to the rear, bi-fold doors to the patio and opening to the dining area.

DINING AREA:

9' 10" x 9' 10" (3.00m x 3.00m)

Tiled flooring, ceiling spot lights, radiator, French doors to the garden and lounge.

GUEST WC:

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

UTILITY/GARAGE:

7' 10" x 17' 1" (2.40m x 5.20m)

Up and over front door, light and electric sockets, rear utility area with space for white goods including: washing machine, dryer and freezer.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, loft hatch, doors off to four bedrooms, family bathroom and useful storage cupboard.

MASTER BEDROOM:

12' 0" x 19' 4" max (3.65m x 5.90m)

Accessed via the dressing area (with built in wardrobe) leading to the bedroom and en-suite, carpeted flooring, light points, radiator, window to the rear with views over the fields.

EN-SUITE:

Modern fitted suite comprising: walk in shower cubicle, low level WC, wash hand basin, heated towel rail, spot lights, extractor fan and window to the side.





BEDROOM TWO:

11' 6" x 12' 2" (3.50m x 3.71m)
Carpeted flooring, ceiling light point, radiator and bay window to the front.



FAMILY BATHROOM:

Suite comprising: bath, pedestal wash hand basin, low level W/C, wall tiling, vinyl flooring, ceiling light, radiator and window to side.



BEDROOM THREE:

10' 4" x 8' 8" (3.16m x 2.65m)
Carpeted flooring, ceiling light point, radiator and bay window to the front.

BEDROOM FOUR:

10' 4" x 8' 8" (3.16m x 2.65m)
Carpeted flooring, built in wardrobe, ceiling light point, radiator and window to the rear.

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.



