



THISTLEDOWN DRIVE

**Thistledown Drive**  
**Heath Hayes**



# Thistledown Drive Heath Hayes



Lovett&Co. Estate Agents are pleased to offer for sale this immaculately presented four bedroom detached house set on a quiet end plot within a sought after location.

The property has been tastefully decorated and finished to a high standard, including a generous lounge, a contemporary kitchen-diner, and a rear orangery, along with a practical study/playroom, modern fitted utility and guest w/c, useful boot room, welcoming entrance hallway, and porch. On the upper floor, there are four spacious bedrooms, with a newly installed modern en-suite to the master, a landing area, and a stylish family bathroom.

Externally the property offers a good sized and superbly landscaped, private rear garden with gated side access, a patio area, lawn, gravel areas as well as various trees, shrubs and plants, there is also a spacious garage with lighting power and ample storage plus a driveway with parking for three vehicles. Other benefits include a new boiler (2024), alarm system and a fully boarded/insulated loft with lighting and power.

The property is well placed to provide easy access to 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:

Accessed via the porch and featuring: front entrance door, LVT flooring, ceiling light point, carpeted stairs to first floor accommodation and doors to study/play room and lounge.

## LOUNGE:

3.87m x 5.02m

Feature fireplace with fitted log burner set upon a raised hearth with contemporary surround, carpeted flooring,

coving, TV & phone sockets, ceiling light points, radiator, window to front and double doors to kitchen-diner.

## STUDY/PLAY ROOM:

3.38m x 4.29m

LVT flooring, radiator with decorative cover, coving, ceiling light point and window to front.

## HIGH SPEC KITCHEN-DINER:

16' 6" x 10' 10" (5.03m x 3.31m)

Range of contemporary matching wall and base units incorporating cupboards, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated double oven/grill, four ring gas hob with extractor hood, integrated fridge, LVT flooring. Coving, ceiling light points, radiator and radiator with decorative cover, breakfast bar, dining area with space for table and chairs, useful under-stairs cupboard, open plan to orangery, window to rear and door to utility.

## REAR ORANGERY:

3.09m x 3.24m

Feature pitched roof with UPVC set on a brick base, LVT flooring, ceiling light and french doors to the rear garden.

## UTILITY:

2.45m x 3.53m

Range of contemporary matching base units incorporating cupboards, work surface with inset sink and mono tap, coving, ceiling light point, doors to rear garden, guest w/c and useful boot room with space for further appliances.

## FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to four bedrooms, family bathroom and airing cupboard.

## MASTER BEDROOM:

3.28m x 4.70m

Carpeted flooring, built in wardrobe, radiator, coving, ceiling light point, window to front and door to en-suite.





#### EN-SUITE:

Suite comprising: shower cubicle, w/c, cabinet wash hand basins, tiled walls, ceiling light point, heated towel rail and window to front.

#### BEDROOM TWO:

4.79m x 2.75m

Carpeted flooring, coving, ceiling light point, radiator and two windows to rear.

#### BEDROOM THREE:

2.43m x 4.49m

Carpeted flooring, window to front, coving, ceiling light points and radiator.

#### BEDROOM FOUR:

2.81m x 2.46m

Carpeted flooring, fitted wardrobes and bedroom furniture, window to rear, coving, ceiling light point and radiator.



#### FAMILY BATHROOM:

White suite comprising: bath with shower over and screen, pedestal wash hand basin, W/C, wall tiling, heated towel rail, ceiling light point and window to side.

#### GARAGE:

2.75m x 6.09m

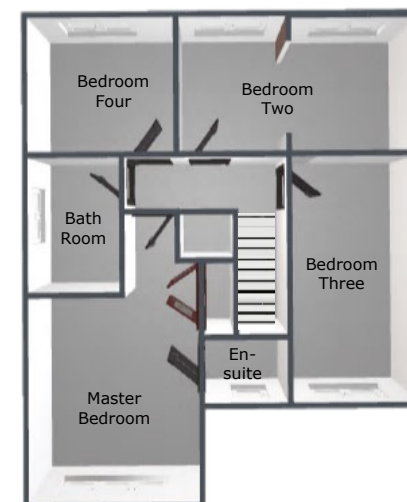
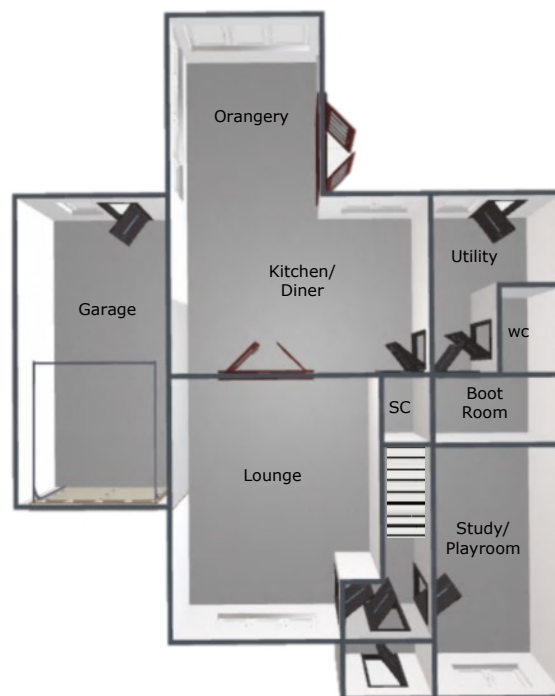
Up and over door, tiled flooring, ceiling light and electric points, built in shelving, boarded loft and ample storage space.

#### 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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