



**Littleworth Road
Hednesford**

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Lovett&Co. Estate Agents are pleased to offer for sale this immaculately presented and uniquely laid out four bedroom detached family home, set over three floors and finished to a show home standard throughout.

Set in an elevated position with far reaching views, this elegantly appointed living space briefly features: an inviting entrance hallway, a luxurious main master bedroom complete with a walk in wardrobe and a three-piece en-suite shower room. Additionally, there is a utility room equipped with fitted cupboards.

On the first floor, the property features a superb contemporary open plan living space with lounge, dining area and a high spec breakfast kitchen, forming the largest room in the house, ideal for hosting gatherings. This level also includes a generously sized fourth single bedroom and a high-quality fitted four-piece bathroom.

The expansive second-floor landing, which incorporates a home office area, provides access to the second and fourth double bedrooms, as well as a well-appointed three-piece bathroom.

Outside, a driveway leads to a garage with electrical connections. The rear garden is a beautifully enclosed three-tiered landscaped space that ensures a high level of privacy, primarily featuring Astro turf, a patio area, and gated access.

RECEPTION HALL:

Spot lights, central heating radiator, power points, storage cupboard, stairs to first floor accommodation, double glazed window to the front elevation and doors off to; utility and bedroom/sitting room.

UTILITY ROOM:

Base units with work surfaces over, incorporating a stainless steel sink and drainer, space for appliance, overhead light point, power points, central heating radiator, part tiling to walls and extractor fan.

BEDROOM ONE:

4.34m x 4.06m
Overhead light point, power points, central heating radiator, double glazed window to the front elevation, open opening to walk in wardrobe and door to shower room.



EN-SUITE:

Fitted with a white suite and comprising of low level WC, pedestal wash hand basin, double shower cubicle with mixer shower, part tiling to walls, spot lighting, extractor fan, central heating radiator, extractor fan and tiled flooring.

LANDING:

Spot lighting, power points, storage cupboard, central heating radiator, double glazed window to the front elevation, stairs to second floor accommodation and doors off to; kitchen, family bathroom, lounge and bedroom four.

BREAKFAST KITCHEN/DINER:

5.42m x 2.96m
Having a full range of base and wall mounted units with preparation work surfaces over, incorporating a stainless steel sink and drainer unit, electric hob with extractor hood over, electric double oven, integral fridge-freezer, integral dishwasher, spot lighting, central heating radiator, double glazed windows to rear elevation, breakfast bar and open plan to dining area.

LOUNGE:

4.53m x 3.73m
Ceiling and wall light points, central heating radiator, power points, double glazed window to the front elevation and French doors leading to the balcony and garden.

DINING AREA:

4.53m x 2.78m
Ceiling light points, central heating radiator, power points, double glazed window to the rear elevation, open archway to lounge area and French doors leading out to the balcony and garden.

BEDROOM FOUR:

2.91m x 1.96m
Ceiling light points, central heating radiator, power points, double glazed window to the front elevation.

FAMILY BATHROOM:

Fitted with a white suite and comprising of low level WC, pedestal wash hand basin, bath, shower cubicle with mixer shower, part tiling to walls, spot lighting, central





heating radiator, extractor fan, tiled flooring and double glazed window to the side elevation.

SECOND FLOOR LANDING:

Spot lighting, power points, double glazed Velux window to the front elevation and doors off to;

BEDROOM TWO:

4.53m x 4.37m

Spot lighting, power points, central heating radiator, double glazed windows to rear and side elevations and Velux window to front elevation.

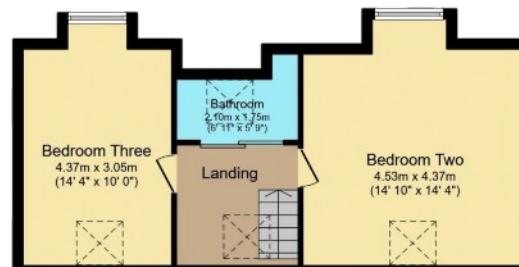
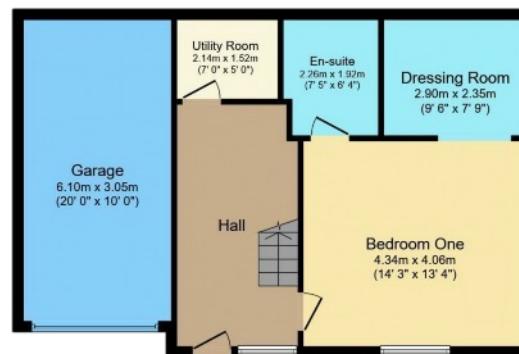
BEDROOM THREE:

4.37m x 3.05m

Spot lighting, power points, central heating radiator, double glazed window to rear elevation and Velux window to front elevation.

BATHROOM:

Fitted with a white suite and comprising of low level WC, pedestal wash hand basin, bath with mixer tap shower attachment, part tiling to walls, spot lighting, central heating radiator, extractor fan, tiled flooring and double glazed Velux window to the rear elevation.



GARAGE:

20' 0"max x 6'4min x 17' 8" max x 10'0 min (6.1m x 5.38m)

Integral garage with up and over door, overhead light points and power points.

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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