



Fleming Drive, Streethay
Lichfield, WS13 8UW

£765,000

EXCEPTIONAL MODERN FAMILY HOME IN A COVETED LOCATION

Nestled in the highly sought-after Roman Heights estate on Fleming Drive, this **stunning detached property** offers a rare blend of contemporary elegance and breathtaking views. Positioned at the edge of this vibrant and well-connected Streethay community, the home enjoys **uninterrupted countryside vistas** and comes with the added advantage of **no upward chain**, making it a truly unmissable opportunity.

This impeccably finished property is ideal for those seeking an idyllic yet convenient lifestyle. Residents can enjoy **scenic countryside walks**, a district park featuring **play areas, football fields, and basketball courts**, as well as an abundance of open green spaces, all within walking distance. Lichfield City Centre and Lichfield Trent Valley Station—with direct connections to Birmingham and London—are just a short journey away. The estate is also home to a recently rated **‘Outstanding’ Primary School**, alongside popular amenities such as the BOD Café, Cop, Domino’s, and King’s Fish and Grill. Wider shopping facilities are less than half a mile from the doorstep, ensuring every convenience is at hand.

Elegant Design and Spacious Living

Approached via a **spacious, paved driveway**, this impressive property boasts parking for multiple vehicles, along with the practicality of a double garage. Its striking exterior is enhanced by its enviable position, offering **panoramic countryside views** to the fore.

Upon entering, you are greeted by a **bright, welcoming hallway**, complete with practical storage solutions and a **guest W.C.** The ground floor is finished with **Porcelanosa flooring** and recessed lighting, creating a seamless and sophisticated aesthetic throughout.

Key living spaces include:

- A **private study**, ideal for remote working.
- A generously proportioned lounge with French doors leading into an additional reception room, perfect for entertaining, relaxation or even a children's playroom.
- An immaculate **kitchen/diner** designed for modern family living, flooded with natural light and fitted with high-specification Zanussi and AEG appliances, including a hot & cold filter tap. This space opens to the rear garden, making it a superb hub for hosting. A separate **utility room** adds to the practicality of the home.

Luxurious Accommodation

The first floor continues to impress, with a **spacious gallery landing** leading to **five** beautifully proportioned bedrooms, ensuring ample room for a growing family.

Highlights include:

- A luxurious **master suite**, featuring a private dressing area with fitted wardrobes and a sleek en-suite shower room.
 - A second bedroom with its own **en-suite**, offering additional comfort and privacy.
- A fourth bedroom currently used as a **dressing room**, complete with fitted wardrobes, which can easily revert to a double bedroom if desired.
- A contemporary **family bathroom**, styled with Porcelanosa tiles and a premium suite including both a bath and a separate shower.

Exquisite Outdoor Living

The south-easterly-facing rear garden is a true highlight, meticulously maintained and offering a serene retreat for relaxation or entertaining. A **spacious patio area** provides the perfect setting for alfresco dining, while the lush lawn, bordered by secure fencing, creates a safe and inviting space for families. A convenient side gate leads to the front of the property, completing this exceptional home.

This property represents the ultimate in modern family living, combining high-end interiors with an unbeatable location. With its unrivalled views, impeccable design, and proximity to amenities, schools, and transport links, it offers a lifestyle of both luxury and convenience. **Early viewing is highly recommended to fully appreciate all this remarkable home has to offer.**



Hallway

13' 9" x 10' 0" (4.18m x 3.06m)

Lounge

17' 4" x 11' 8" (5.28m x 3.55m)

Study

11' 4" x 7' 10" (3.46m x 2.40m)

Dining Area/Snug

11' 8" x 8' 9" (3.56m x 2.66m)

Kitchen/Diner

21' 10" x 18' 4" (6.65m x 5.58m max, 3.68 min)

Utility

7' 7" x 5' 6" (2.31m x 1.67m)

Bedroom One

13' 2" x 12' 0" (4.01m x 3.66m)

Dressing Area

8' 0" x 7' 5" (2.43m x 2.27m)

Bed One En-suite

8' 0" x 5' 2" (2.43m x 1.57m)

Bedroom Two

11' 7" x 8' 10" (3.53m x 2.68m)

Bed Two En-suite

8' 9" x 4' 9" (2.67m x 1.44m)

Bedroom Three

11' 10" x 9' 3" (3.61m x 2.82m)

Bedroom Four

10' 5" x 9' 8" (3.18m x 2.94m)

Bedroom Five

8' 10" x 8' 10" (2.70m x 2.68m)

Family Bathroom

8' 5" x 7' 8" (2.57m x 2.34m)

External Double Garage

20' 1" x 19' 8" (6.12m x 6.00m)

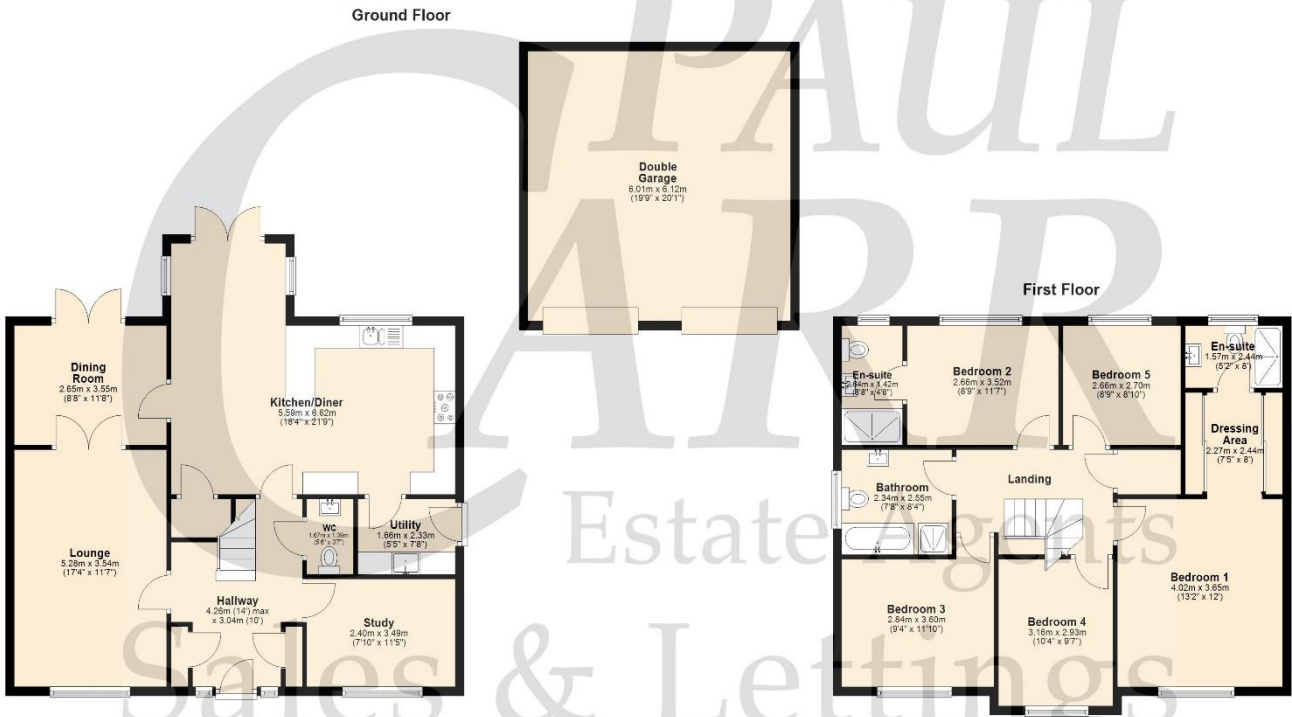






Floor Plan

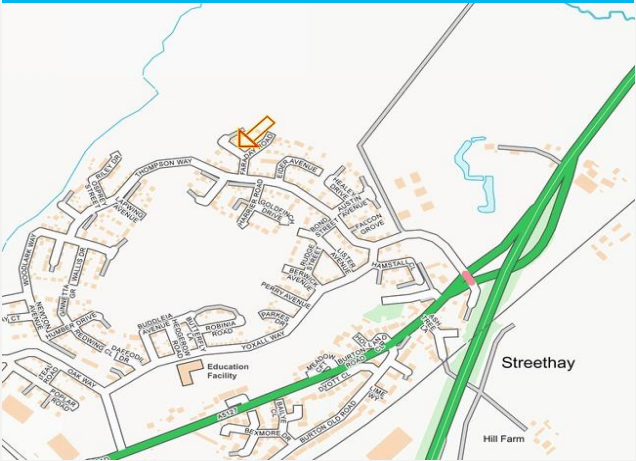
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location













Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.

Came on the market: Dec 24