



Clayton Drive,
Lichfield, WS13 6GE

£955,000

Welcome to Clayton Drive.

This beautifully presented, incredibly spacious detached family home is situated on a private road located off Brownsfield Road in central Lichfield. Boasting a vast amount of space with a generous size plot, this wonderful home is within close reach of highly rated local schooling, transport links across the city and popular amenities.

Approached via the impressive curb appeal this home offers, with an immaculately maintained paved driveway and double garage, the first impressions of this home are bound to excite. Internally the accommodation features a bright welcoming entrance hallway, providing ample natural lighting and flowing into various reception areas, with a guest W.C and large store cupboard.

There is a spacious main living room which spreads the length of the property, with a charming box-bay window and French doors out to an attractive decking area in the garden. There are two further reception rooms to the rear of the property, providing an extremely versatile layout, one currently being used as a formal dining room, and the other being used as a play room. Both of these reception rooms feature French doors out to the garden.

The kitchen/diner is a fantastic social room, providing ample entertainment space for friends and family, with access to a separate utility room with outdoor access. There is also a private study room off the main hallway, which provides a great space for working from home, and has a door into a large double garage.

Upstairs off the bright landing space are five brilliant size bedrooms, and a main family bathroom suite with a separate bath and shower. Each bedroom boasts a generous amount of space, and all feature fitted wardrobes. Bedrooms one, two, and three all boast private en-suites, the second bedrooms en-suite also has a bath.

Outside is a wonderful private rear garden, with a vast patio area and attractive decking, and a well-maintained lawn with fenced enclosure and side access to the front.



Hallway
23' 7" x 11' 7" (7.19m max x 3.54m)

Lounge
26' 7" x 13' 11" (8.09m x 4.24m)

Play Room
16' 1" x 11' 5" (4.90m x 3.49m)

Dining Room
16' 1" x 11' 7" (4.90m x 3.54m)

Study
10' 2" x 8' 8" (3.09m x 2.64m)

Kitchen/Diner
22' 1" x 11' 7" (6.73m x 3.54m)

Utility
9' 2" x 6' 9" (2.79m x 2.05m)

Integral Double Garage
20' 5" x 17' 9" (6.22m x 5.40m)

Downstairs W.C.
6' 8" x 3' 5" (2.03m x 1.04m)

Bedroom One
14' 7" x 11' 10" (4.45m x 3.60m)

En-Suite
7' 9" x 5' 9" (2.36m x 1.76m)

Bedroom Two
15' 5" x 14' 2" (4.71m x 4.31m)

En-Suite
10' 9" x 7' 9" (3.28m x 2.35m)

Bedroom Three
14' 8" x 11' 11" (4.47m x 3.63m)

En-Suite
6' 7" x 6' 0" (2.00m x 1.84m)

Bedroom Four
14' 6" x 13' 9" (4.42m x 4.18m)

Bedroom Five
14' 8" x 11' 4" (4.47m x 3.46m)

Family Bathroom
8' 9" x 8' 8" (2.67m x 2.65m)







Floor Plan

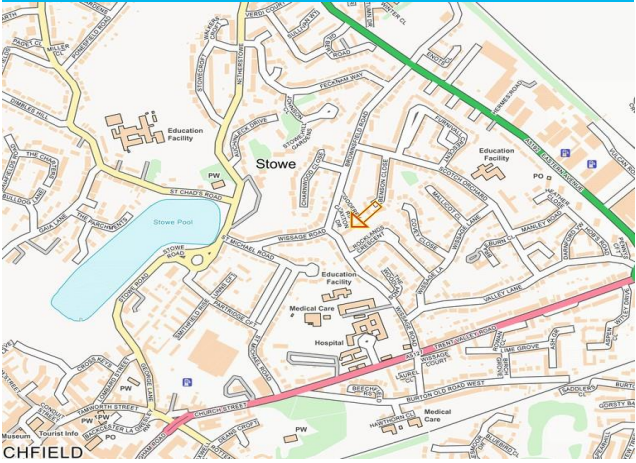
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
New Listing EPC to follow			

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: May 25