

**Lovett** & Co.  
estate agents



Leam Drive  
Burntwood



Lovett&Co. Estate Agents are delighted to offer for sale this beautifully presented and thoughtfully extended four bedroom semi-detached family home, situated along a quiet residential road in the popular Church Farm estate.

The property offers a generous and versatile internal layout finished to a high standard throughout, combined with a particularly private and well established rear garden. Ideally positioned for excellent local schools, shops and transport links, the home also benefits from easy access to Cannock Chase and falls within the sought-after catchment area for Erasmus Darwin Academy, making it an ideal purchase for growing families.

Internally, the accommodation is arranged over two floors and briefly comprises: welcoming entrance hall, spacious living room, impressive open plan kitchen/diner with orangery, utility room, guest WC and a versatile office/study. To the first floor are four well proportioned bedrooms and a beautifully appointed family bathroom. Externally, the property enjoys a lawned frontage with ample off-road parking and a superb, private rear garden offering multiple seating and entertaining areas.

#### ENTRANCE HALL:

Accessed via a composite front door with double glazed side panels, the entrance hall provides a welcoming first impression and is fitted with recessed ceiling spotlights, wood effect flooring, contemporary radiator, built-in storage cupboard and staircase rising to the first floor accommodation.

#### LIVING ROOM: 4.07m x 3.99m (13'4" x 13'1")

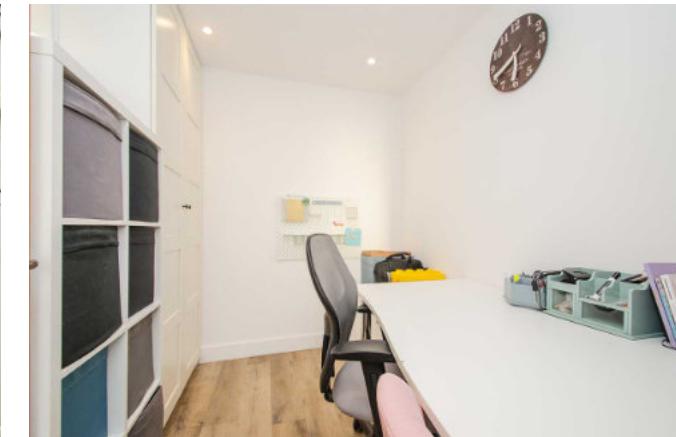
A beautifully presented reception room featuring a front facing UPVC double glazed bay window, ceiling cornicing, radiator and an attractive media wall with recess for a large television and integrated contemporary log-effect fire. Wood effect flooring continues through from the entrance hall.

#### OPEN PLAN KITCHEN / DINER / ORANGERY:

The heart of the home, this stunning and light-filled space spans the full width of the property and provides an exceptional area for modern family living and entertaining.

#### BREAKFAST KITCHEN: 2.29m x 3.89m (7'6" x 12'9")

Fitted with a contemporary range of wall and base units with quartz work surfaces over and matching central island incorporating breakfast seating and an integrated wine cooler. Integrated appliances include Neff dishwasher, double AEG





oven/grill, tall AEG fridge/freezer and Bosch induction hob with extractor hood. Further benefits include recessed ceiling spotlights, modern radiator and rear facing window.

**DINING AREA / ORANGERY:** 4.01m x 5.13m (13'1" x 16'9")  
A seamless extension from the kitchen area, featuring side and rear facing UPVC double glazed windows, a vaulted ceiling with skylight, recessed ceiling spotlights and bifolding doors opening directly onto the rear garden, creating an excellent indoor/outdoor entertaining space.

**UTILITY ROOM:**

With windows to the side and rear elevations, door providing external access, tiled flooring, ceiling spotlights and work surface with space and plumbing for additional appliances. Internal access leads back into the kitchen.

**OFFICE / STUDY:** 2.11m x 2.52m (6'11" x 8'3")

A useful and versatile room ideal for home working or study, fitted with side facing window, built-in storage cupboard housing the central heating boiler, recessed ceiling spotlights and wood effect flooring.

**GUEST WC:**

Comprising a modern white suite with low level WC and wash hand basin with vanity storage, complemented by wood effect flooring.

**FIRST FLOOR LANDING:**

With ceiling cornicing and loft access hatch, doors lead to all four bedrooms and the family bathroom.

**MASTER BEDROOM:** 3.18m x 3.75m (10'5" x 12'3")

A generous double bedroom with front facing window, ceiling cornicing, built-in wardrobe/storage cupboard and radiator.

**BEDROOM TWO:** 2.85m x 2.62m (9'4" x 8'7")

Good sized double bedroom with rear facing window and radiator.

**BEDROOM THREE:** 2.12m x 2.63m (6'11" x 8'7")

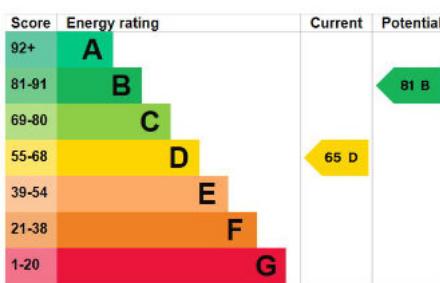
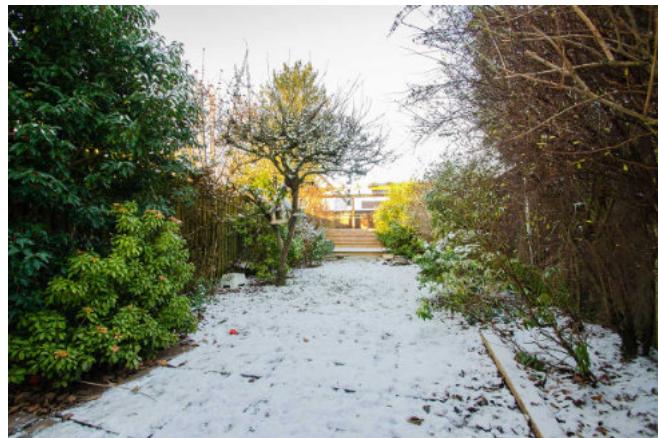
A further well proportioned bedroom with rear facing window and radiator.

**BEDROOM FOUR:** 2.47m x 2.75m (8'1" x 9'0")

Another generous bedroom featuring front facing window, ceiling cornicing, built-in wardrobe/storage cupboard and radiator.

**FAMILY BATHROOM:**

A beautifully appointed family bathroom fitted with a contemporary yet period-style white suite with gold detailing, comprising panel bath with mixer tap and separate shower.



For illustrative purposes only

attachment, pedestal wash hand basin and low level WC. Finished with tiled walls, tile effect flooring, built-in storage cupboard, radiator and rear facing window.

#### EXTERNALLY:

Set back from the road, the property benefits from a substantial frontage with driveway providing ample off-road parking, flanked by well maintained lawns and mature planting including established shrubs and impressive monkey puzzle trees. Gated side access leads to the rear garden.

The rear garden offers an excellent degree of privacy and is thoughtfully landscaped with lawned areas, paved patios, raised timber decking with pergola, ornamental pond and a wealth of mature shrubs and trees, creating an idyllic outdoor retreat.

#### VIEWING:

An internal viewing is essential to fully appreciate the space, quality and setting of this superb family home. Please contact Lovett&Co. Estate Agents to arrange your viewing appointment or to request further information.

#### VIEWING:

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require anymore information.

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