



Burwaye Close
Lichfield





Lovett&Co. Estate Agents are pleased to offer for sale this superbly presented four bedroom detached family home, nestled away within a quiet cul-de-sac with green to the front, perfect for families to play.

Being OFFERED WITH NO ONWARD CHAIN.

The property briefly comprises: entrance hallway, spacious lounge, dining room and modern kitchen, guest WC, open landing, family bathroom, and four double bedrooms with an en-suite to the master bedroom.

Externally, there is a driveway and parking to the side and rear of the property with space for at least three cars, as well as a single garage, plus a private south facing garden with flagstone patio area, pergola, lawn and gated side access. A path adjacent to the green at the front leads to the front door.

Other benefits include: UPVC double glazing, gas central heating and 2/3 boarded attic space accessed via a pull down ladder from the third bedroom.

Situated on the sought after Darwin Park Development the location within walking distance of local amenities including: Waitrose and The Inkwell Public House as well as Lichfield City centre with its wide range of shops, restaurants and other attractions whilst also being conveniently located for good local schooling and a number of supermarkets. Commuter routes include A38, A5 & M6 toll road linking the Midlands motorway network with both cross & inter city train services also available.

RECEPTION HALL:

Entrance door, Karndean flooring, ceiling light point, radiator, doors to the dining room, kitchen, guest WC and French doors to the lounge, stairs to first floor accommodation.



**LOUNGE:**

11' 4" x 22' 5" (3.45m x 6.83m)

Feature fireplace with electric fire, carpeted flooring, TV aerial & phone sockets, ceiling light points, radiators, windows to the front and side.

KITCHEN:

13' 0" x 13' 8" (3.95m x 4.16m)

Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated oven and 4 ring gas hob with extractor hood, space for a fridge-freezer, dishwasher, washing machine and dryer, light points radiator, window and door to the rear garden, door to the hallway and dining room.

**DINING ROOM:**

10' 2" x 8' 6" (3.10m x 2.60m)

Karndeal flooring, ceiling light point, radiator, window to the front and door to the kitchen.

FIRST FLOOR LANDING:

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

BEDROOM ONE:

11' 6" x 11' 0" (3.51m x 3.35m)

Built in wardrobes, carpeted flooring, radiator, ceiling light point, window to front and door to the en-suite.

EN-SUITE:

Suite comprising: shower cubicle, low level WC, wash hand basin, radiator, tiled flooring, light point and window.

BEDROOM TWO:

10' 5" x 13' 0" (3.17m x 3.97m)

Built in wardrobe, carpeted flooring, ceiling light point, radiator and window to front.

BEDROOM THREE:

11' 6" x 9' 1" (3.51m x 2.77m)

Built in wardrobe, carpeted flooring, ceiling light point, radiator and window to rear.



BEDROOM FOUR:

8' 10" x 9' 1" (2.70m x 2.78m)
 Carpeted flooring, ceiling light point, radiator and window to the side.

FAMILY BATHROOM:

White suite comprising: bath with shower over, wash hand basin, low level W/C, wall tiling, tiled flooring, ceiling light, heated towel rail, electric shave point and window to rear.

SINGLE GARAGE:

Up and over front door, light and electric points, pitched roof offering extra storage with boarded loft and pull down ladder, door to the garden.



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



For illustrative purposes only