



**Goring Drive
Fradley**

Goring Drive Fradley



Lovett&Co. Estate Agents are pleased to offer for sale this immaculately presented two bedroom semi-detached house, situated on the popular new build, Fradley Manor development.

The property features a spacious lounge, modern fitted kitchen-diner, useful guest w/c, inner hall and reception hallway on the ground floor. Upstairs are two double bedrooms, modern fitted family bathroom and landing area. The property benefits from UPVC double glazing and central heating through out.

Externally the property offers a two car driveway to the front and private rear garden with lawn and patio area ideal for entertaining.

Situated in the semi-rural village of Fradley it is well placed to take advantage of a wide range of amenities in both Lichfield city centres and Burton upon Trent, both within a few mile radius. The location also benefits from local shops, food outlets, leisure facilities and access to A38 and M6 toll road linking the midlands motorway network.

RECEPTION HALL:

Front entrance door, ceiling light point, radiator, carpeted stairs to first floor accommodation and door to lounge.

LOUNGE:

3.94m max x 3.48m max (12'11 x 11'5)
TV & phone sockets, ceiling light points, radiator, window to front and door to inner hall with further doors to w/c and lounge.

KITCHEN:

4.45m x 2.79m (14'7 max x 9'2 max) -
Range of matching wall and base units incorporating cupboards, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated oven and 4 ring hob with extractor hood, space for further appliance, radiator, ceiling light point and French doors to rear garden.

FIRST FLOOR LANDING:

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

MASTER BEDROOM:

3.45m x 3.35m (11'4 x 11')
Carpeted flooring, radiator, ceiling light point, two built in storage cupboards and window to front.

BEDROOM TWO:

3.40m x 2.49m (11'2 x 8'2)
Carpeted flooring, radiator, ceiling light point and window to rear.

FAMILY BATHROOM:

White suite comprising: bath with shower over and screen, pedestal wash hand basin, w/c, ceiling light point and window to rear.

VIEWING:

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

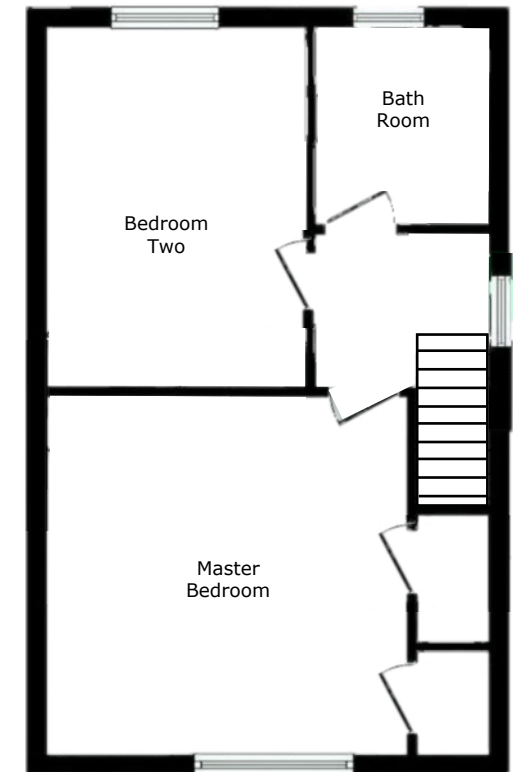
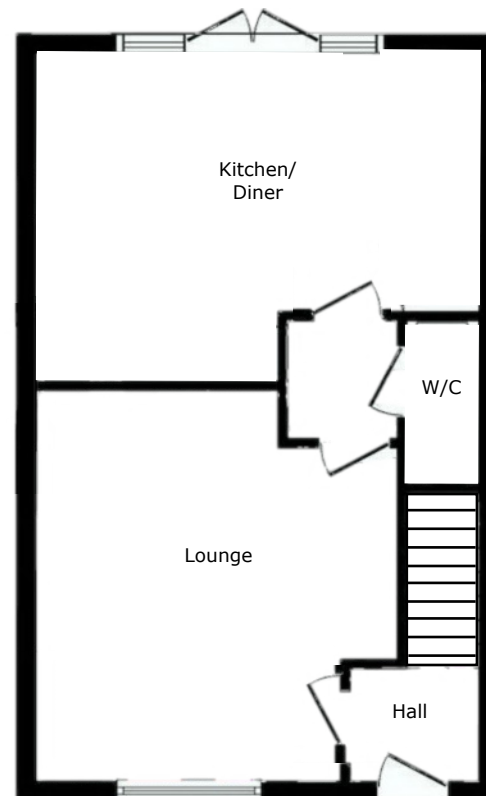




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