



Hewitt Close
Fradey, Lichfield

Hewitt Close Fradley



Lovett&Co. Estate Agents are pleased to offer for sale this superbly presented five bedroom executive style detached family home situated in a quiet and sought after cul-de-sac in popular village location of Fradley.

The property has a high spec modern finish throughout and offers an abundance of living and sleeping accommodation which briefly comprises: entrance hallway, spacious lounge, open-plan kitchen and dining area, rear conservatory with utility, guest WC, landing to the three double bedrooms and family bathroom, with further staircase to the master top floor with main bedroom, dressing room and en-suite. Two of the 1st floor bedrooms also have en-suite shower rooms. There is also a tandem garage to the side of the property with access from the garden.

Other benefits include: UPVC double glazed windows and gas central heating provided by a new fitted boiler (2025).

Externally, there is parking to the side and front of the property for at least three vehicles, plus a landscaped rear garden with paved patio area and artificial lawn





with mature planted borders and seating area, perfect for entertaining guests.

Situated in the popular 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:

Composite entrance door, Karndean flooring, ceiling light point, radiator, stairs to first floor, door to the lounge, kitchen-diner and guest WC.

LOUNGE:

10' 8" x 20' 6" (3.26m x 6.25m)
Carpeted flooring, ceiling light points, radiators, window to the front and French doors to the conservatory.

OPEN-PLAN KITCHEN-DINER:

16' 8" max x 24' 5" max (5.09m x 7.45m)
Range of matching modern fitted high specification wall and base units incorporating cabinets, drawers and work surfaces, feature bespoke fitted stainless steel wash basin, integrated twin electric ovens and combi microwave, induction hob plus gas hob burner with extractor hood, further integrated dishwasher, wine cooler, space for an American fridge-freezer, open plan to the dining area, windows to the front and rear, Karndean flooring, ceiling spot lights, door into the conservatory.



CONSERVATORY:

17' 1" x 11' 6" (5.20m x 3.50m)

Pitched poly-carbonate roof with UPVC frame, fitted cabinet units for extra utility space, tiled flooring, windows, door and French doors to the garden.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to three bedrooms, family bathroom and further staircase to the top floor.

TOP FLOOR LANDING:

Fitted cabinet units, carpeted flooring, Velux skylight to the rear, doors to the two bedroom and airing cupboard housing the hot water cylinder.

TOP FLOOR BEDROOM ONE:

11' 0" x 16' 9" (3.36m x 5.10m)

Carpeted flooring, radiators, ceiling light point, window to front and Velux skylight to the rear.

TOP FLOOR DRESSING ROOM**(5th BEDROOM):**

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

EN-SUITE:

Luxury fitted suite comprising: walk in shower cubicle, low level WC with automatic seat, wash hand basin set on drawer unit, full marble tiling, heated towel rail and Velux window to the rear.

BEDROOM TWO:

10' 6" x 12' 0" (3.21m x 3.65m)

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





EN-SUITE:

Suite comprising: walk in shower cubicle, low level WC, wash hand basin, tiled walls and flooring, radiator, spot light and window to the rear.

BEDROOM THREE:

11' 0" x 9' 9" (3.35m x 2.96m)
Built in wardrobes, carpeted flooring, ceiling light point, radiator, window to rear and door to the en-suite.

EN-SUITE:

Suite comprising: walk in shower cubicle, low level WC, wash hand basin, tiled walls and flooring, radiator, spot light and window to the rear.

BEDROOM FOUR:

11' 0" x 8' 3" (3.35m x 2.51m)
Built in wardrobes, carpeted flooring, ceiling light point, radiator and windows to front.

FAMILY BATHROOM:

White suite comprising: bath with shower over, wash hand basin, low level W/C, wall tiling, vinyl flooring, ceiling spot lights, radiator and window to rear.

TANDEM GARAGE:

8' 8" x 32' 2" (2.65m x 9.80m)
Up and over front door, light and electric points, pitched roof with extra storage space, door into 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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