



Connells

Pascoe Drive
Lichfield



Property Description

Set on a popular modern development is this beautifully presented former showhome, benefiting from spacious extended interiors, four bedrooms and an attractive plot with single garage, parking and a secluded rear garden. Having been substantially upgraded by the current vendors, this immaculate detached home is finished to a superb specification including a bespoke designed Kutchenhaus kitchen with integral appliances and luxury bathroom suites, with recent additions including traditional shutters to most windows. The versatile family accommodation offers impressive open plan living as well as a dedicated work-from-home space, with interiors comprising briefly reception hall, two spacious reception rooms, open plan breakfast kitchen with dining and family rooms, utility and cloakroom to the ground floor, with four bedrooms to the first floor serviced by a family bathroom and master en suite. Outside, the property enjoys an open outlook over lawns and Shortbutts Park, and there is ample parking to the fore of the single garage as well as corner plot gardens to the rear. Ideally situated for access to local amenities, schools, commuter roads and rail stations, this executive detached family home lies within walking distance of the centre of the Cathedral City of Lichfield. Within the desirable city centre are a range of shops, pubs, cafes and restaurants, as well as the scenic Stowe Pools, historic medieval Cathedral and the renowned Beacon Park.

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Entrance Hallway

The front door opens into this spacious entrance hallway, having LVT flooring, stairs rising to the first floor.

Ground Floor Wc

Fitted with pedestal wash basin and Wc, with an obscured window to side.

Study/Snug

8' 1" x 15' 4" (2.46m x 4.67m)

A versatile second reception room ideal as a snug, home office or family play room, having a bay window with shutters and LVT flooring.

Master Lounge

11' 8" x 19' 5" (3.56m x 5.92m)

A beautifully presented reception room having bay window with shutters to the front and a contemporary wall mounted gas fireplace.

Open Plan Kitchen

10' 2" x 16' 9" (3.10m x 5.11m)

Designed and fitted by Kutchenhaus, the kitchen is fitted to an exceptional standard, with a range of gloss wall, base, full height and island units having wood effect worktops over. The island unit houses an inset one and a half sink with side drainer, dual temperature controlled wine fridge, integral Bosch dishwasher and a breakfast bar, with comprehensive fitted appliances including Neff gas hob with extractor above, Neff steam oven, double oven and microwave, and full height CDA larder fridge and freezer. To one side there is a useful double larder cupboard, and LVT flooring extends into:

Further Sitting Room & Diner

9' 10" x 24' 1" (3.00m x 7.34m)

A stunning addition to this family home offering ample room for a formal dining area with bespoke fitted storage and another living space. Twin bifold doors open out to the rear garden, skylights provide natural light and there is a Gazco wood burner effect stove set to slate hearth in the family room.

Utility Room

7' x 8' 8" (2.13m x 2.64m)

A useful space fitted with base units housing an inset sink with side drainer and spaces for a washing machine and tumble dryer. Worktops house further full height, base and wall mounted units offering a cloakroom storage cupboard and two integral freezers, and there is a door out to the side aspect.

First Floor Landing

Master Bedroom With En-Suite

10' x 16' 11" (3.05m x 5.16m)

A spacious principal bedroom having a range of fitted wardrobes, windows to the front aspect with traditional shutters and private use of:

Bedroom Two

8' 6" x 12' 3" (2.59m x 3.73m)

A spacious double room having window to the rear with shutters and fitted wardrobes.

Bedroom Three

7' 8" x 9' 1" (2.34m x 2.77m)

With a window to the rear with shutters.

Bedroom Four

7' 6" x 9' 1" (2.29m x 2.77m)

Having a window to the rear with shutters and fitted wardrobes.

Family Bathroom

Fitted with a luxury suite having Hudson Reed vanity wash basin, storage cupboard and shower cubicle, WC and freestanding bathtub, with heated towel rail, tiled flooring and walls and an obscured window.

Plentiful Driveway

Large Front Garden

The property sits close to the entrance to this popular residential development, overlooking Shortbutts Park to the front. There is parking for several vehicles to the fore of the Single Garage and to a driveway at the front property, and a pathway leads to the front door. The property benefits from mature trees and lawns to the front aspect.

Garage

Single garage access from the driveway and benefiting from a door to the rear.

Landscaped Rear Garden

The corner plot rear garden is laid to an elevated terrace leading down to artificial lawns with landscaped seating areas. There is ample space to the side for storage, double doors open into the garage which offers ideal space for conversion into a home office or gym, and there is gated access to the front. The side aspect is also fitted with an electric vehicle charger point.

Sure To Be Popular

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Tenure: Freehold



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