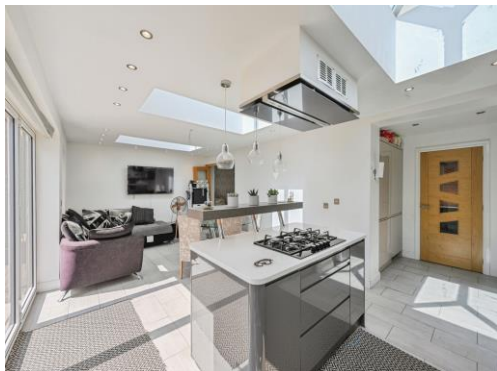




Connells

Sandfield Meadow
Lichfield



Property Description

CONNELLS ARE PLEASED TO PRESENT THIS DETACHED THREE BEDROOM FAMILY HOME SITUATED IN THE POPULAR RESIDENTIAL AREA OF DARWIN PARK

Welcome to Sandfield Meadow beautifully presented three bedroom detached family home. The kitchen has been extended to create a fantastic family space with underfloor heating and bi fold doors leading to the landscaped rear garden. The property occupies a generous corner plot with a detached garage to rear. Internally, the property briefly comprises: entrance hallway, guest WC, lounge, sitting room/study, utility and the open plan kitchen with sitting and dining area. On the first floor is the landing with doors to the three bedroom and family bathroom, plus refitted en-suite to the master.

Entrance Hall

Entrance door, patterned tiled flooring, ceiling light points, cloak storage cupboard, stairs to the first floor, radiators, doors to the lounge, guest WC and sitting room/study.

Guest W/C

Modern fitted suite comprising: low level WC, cabinet wash hand basin, tiled flooring and walls, heated towel rail and light point.

Lounge

17' x 9' 4" (5.18m x 2.84m)

Feature fireplace with fitted gas fire, carpeted flooring, TV aerial & phone sockets, ceiling and wall light points, radiator, window to the front, bi-fold doors to kitchen/living area..

Open Plan Kitchen/Diner

24' 6" x 18' 3" MAX (7.47m x 5.56m MAX)

A beautiful kitchen island with five ring hobrange of matching modern fitted wall and base units incorporating cabinets, drawers and Quartz work surfaces with inset bowl sink and mono tap, integrated oven and combi microwave oven plus 5 ring hob with extractor hood, further integrated dishwasher, ceiling spot lights and orangery style skylights, bi-fold doors, underfloor heating and floor to ceiling window to the garden, ample space for a dining table and sitting area.

Utility Area

Further matching wall and base units including a pull-out larder with fitted cabinets, quartz work tops, integrated fridge and freezer, plus space for a washing machine and opening to the kitchen.

Sitting Room/ Study

8' 9" x 11' 4" (2.67m x 3.45m)

Carpeted flooring, spot lights, radiator, window to the front and doors to the hallway and utility.

First Floor Landing

Carpeted flooring, ceiling light point, loft access hatch, doors off to three bedrooms, family bathroom and useful storage cupboard.

Bedroom One

11' 3" x 9' 8" (3.43m x 2.95m)

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

En Suite Shower Room

Refitted suite comprising: shower cubicle, low level WC, cabinet wash hand basin, towel rail, spot lights and wall tiling.

Bedroom Two

10' x 9' 3" (3.05m x 2.82m)

Carpeted flooring, ceiling light point, radiator and window to the front.

Bedroom Three

9' 6" x 6' 8" (2.90m x 2.03m)

Carpeted flooring, ceiling light point, radiator and window to the rear.

Family Bathroom

White suite comprising: bath, wash hand basin set on drawer unit, low level W/C, wall tiling, tiled flooring, ceiling spot lights, heated towel rail and window to front.

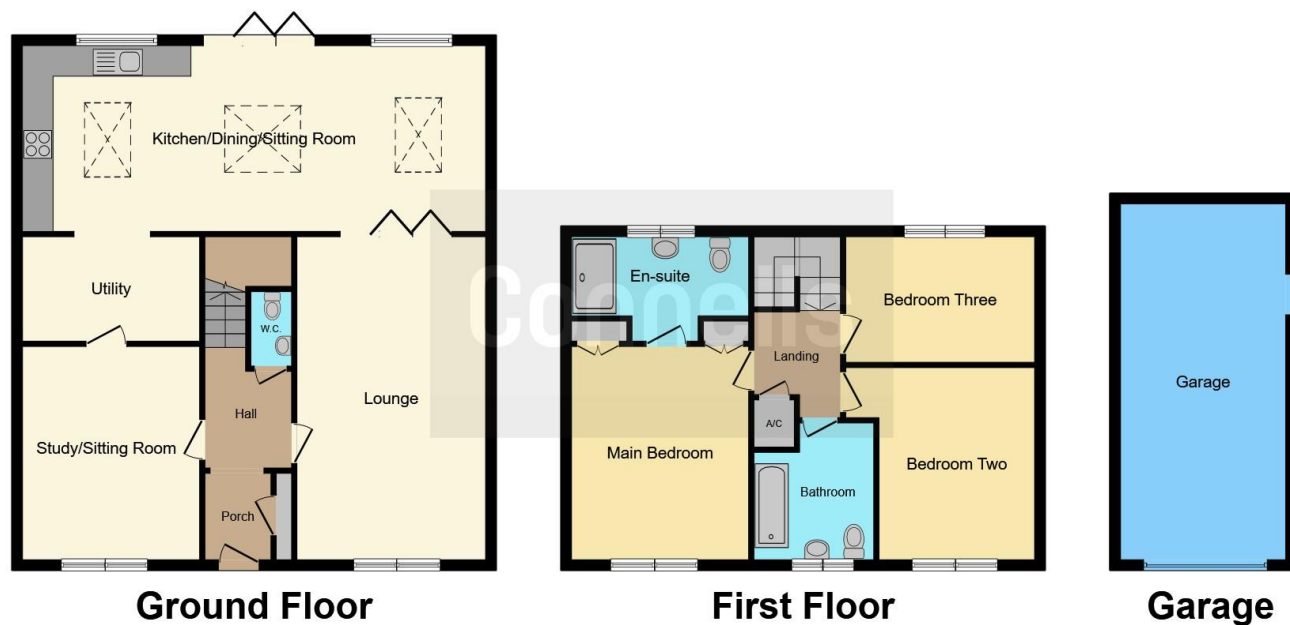
Low Maintenance Rear Garden

WITH ACCESS FROM THE BI FOLD DOORS VIA THE KITCHEN AND GATE ACCESS TO THE GARAGE WITH DOUBLE DRIVEWAY PARKING.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

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