



NO.18 | BRAMLEY WAY | LICHFIELD | STAFFORDSHIRE | WS14 9SB

Downes
&
Daughters
ESTATE AGENCY



NO.18

BRAMLEY WAY | LICHFIELD | STAFFORDSHIRE | WS14 9SB

£775,000

A highly desirable detached family home in a secluded position on this highly regarded Whittington estate known locally as 'The Croft'. These coveted executive properties offer spacious accommodation over two floors and this exceptional example has been extended and updated by the current owners and now offers 2,377 square feet of stylishly presented contemporary living space.

The ground floor comprises: a bright entrance hall with guest cloakroom and clever understairs storage solutions, a spacious double aspect living room with access to the rear garden, showpiece living, dining and family room opening to an impressive conservatory and a separate utility room.

The first floor has been extended and now boasts a bright landing with an open outlook, opulent principal bedroom with luxury en suite bathroom, a second bedroom suite with modern en suite shower room, three further bedrooms and a family bathroom. Externally there is a double garage, stunning rear garden, recently redesigned by an award winning landscape architect, manicured fore garden and off street parking for a number of cars. The property also falls within the King Edward's catchment area.

Viewing is essential to appreciate the attractive nature of this delightful family home, its faultless presentation and enviable position on the road.



GROUND FLOOR

- Entrance Hallway With Clever Under Stairs Storage Solutions
- Guest Cloakroom
- Double Aspect Living Room With Access To Rear Garden
- Showpiece Kitchen Diner & Family Room With Formal & Informal Dining Spaces
- Large Conservatory Used As Family Room
- Utility Room





FIRST FLOOR

- Gallery Landing With Open Green Outlook
- Principal Bedroom Suite With Fitted Storage
- Luxury En Suite Bathroom
- Bedroom Suite Two (range of fitted bedroom furniture)
- En Suite Shower Room
- Bedroom Three
- Bedroom Four
- Bedroom Five (fitted wardrobe and study furniture)
- Family Bathroom

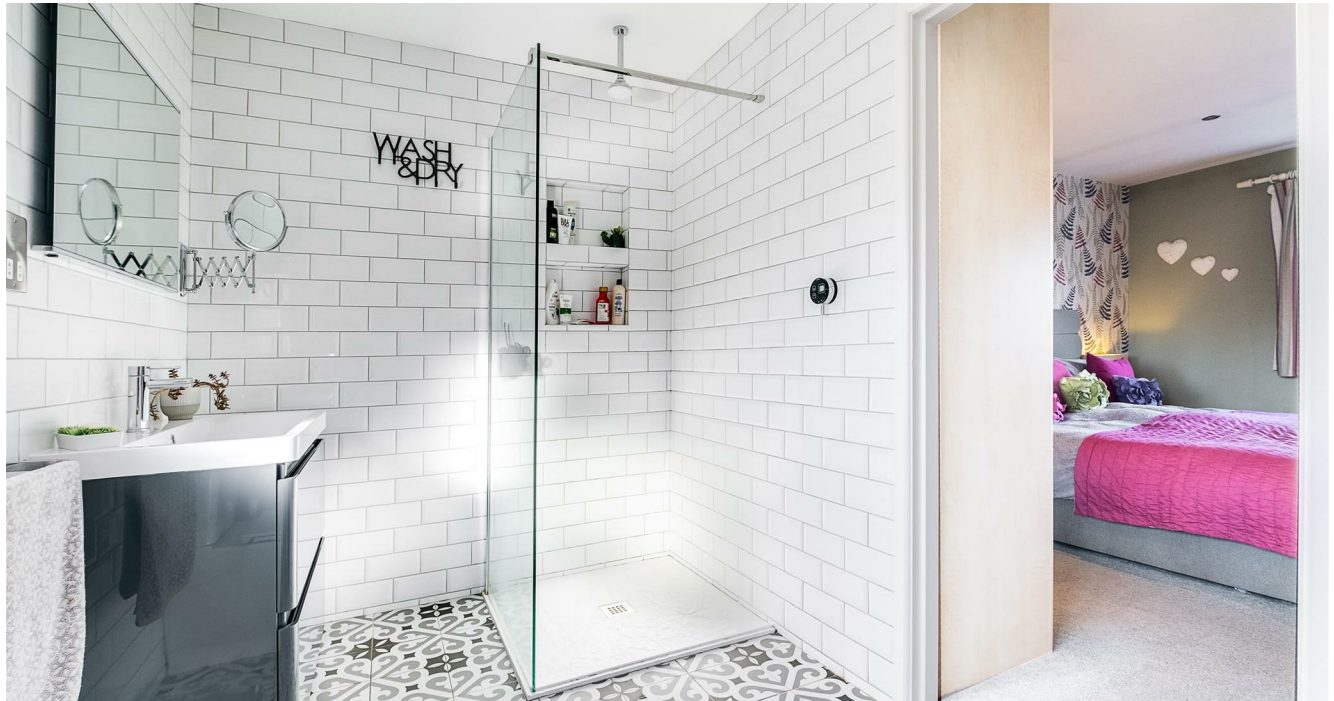






WHY WE LOVE THIS HOUSE...

"Our house has always been a fun filled family home. Blessed with a large extended family locally we have hosted numerous gatherings and have sung, danced and celebrated within our home for 19 very happy years. We hope the new residents have as much laughter and joy in the house as we have had".

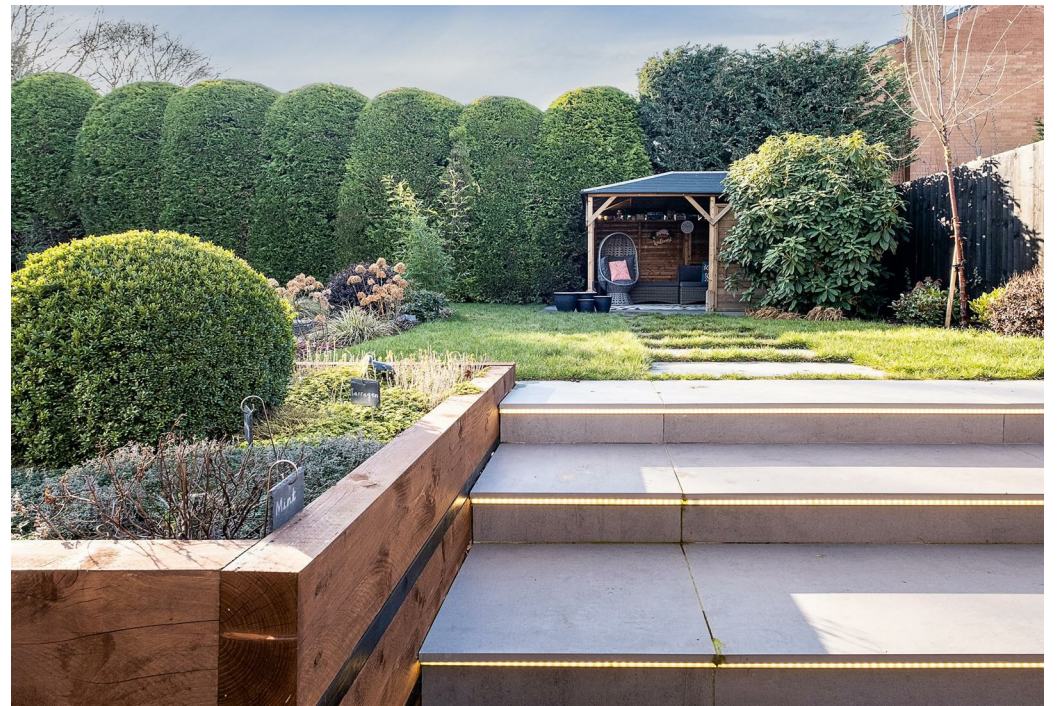




OUTSIDE

- Private Driveway Parking For A Number Of Vehicles
- Lawned Fore Garden With Manicured Hedge Boundary
- EV Charger & 13 Solar Panels
- Integral Double Garage With Electric Door
- Stunning Contemporary Rear Garden Created By Award Winning MJL Garden Design
- Porcelain Patio Areas With External Lighting
- Water Feature
- Stylishly Planted Raised Beds
- Composite Decked Raised Seating Area
- Enclosed Gazebo Seating Area With Power



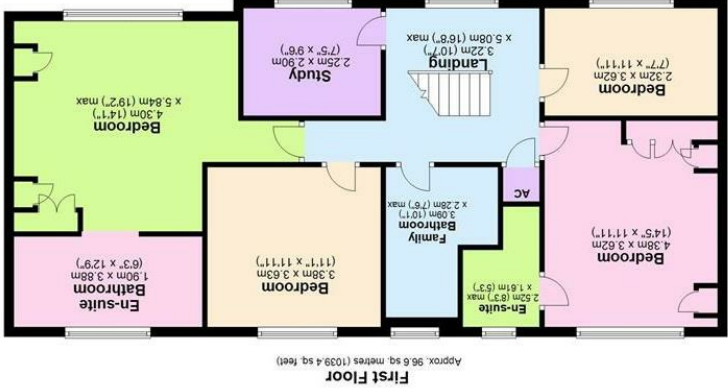
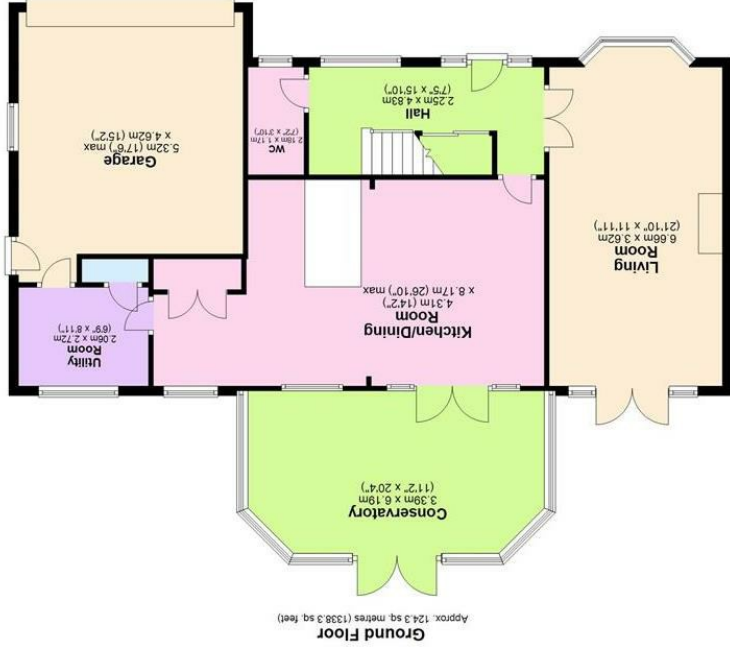




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Total area: approx. 220.9 sq. metres (2377.7 sq. feet)



Not All Agents Are Equal...