



NO. 109 | SUTTON ROAD | MILE OAK | STAFFORDSHIRE | B78 3PE

Downes
&
Daughters
ESTATE AGENCY



NO. 109

SUTTON ROAD | MILE OAK | STAFFORDSHIRE | B78 3PE

£695,000

An exceptional, individually designed, family home occupying a substantial plot in a commanding position within this prestigious enclave of executive homes, easily accessible from Tamworth, Sutton and Lichfield. Benefiting from delightful views across surrounding countryside this sumptuously appointed property has been extensively renovated by the current owners and completed to an exacting standard, extending to over 2,000 square feet of accommodation. The house itself is arranged over two floors boasting four bedrooms and two bathrooms on the first floor, radiating from an elegant gallery landing, and an equally impressive ground floor with a spacious entrance hallway, formal dining room opening in to an opulent living room, a high quality oak framed garden room gives great flexibility to the accommodation and the Robert Prentice dining kitchen, utility and guest cloakroom complete the attractive package.

The real treat though lies externally with the most beautifully manicured fore and rear gardens, professionally landscaped to utilise every inch of the plot. Lavishly stocked and lovingly tended by the current owners. The views over the rolling countryside are far reaching and there is also the added benefit of an extensive private driveway and an integral double garage.

Viewing is essential to appreciate the thoroughly impressive nature of this delightful home and its enviable location within one of Mile Oak's premier postcodes.



GROUND FLOOR

- Entrance Hallway With Access To Garage
- Guest Cloakroom
- Dining Room Opening In To...
- Rear Living Room (access to rear garden)
- Oak Framed Garden Room
- Stylish Robert Prentice Kitchen Diner
- Utility Room





FIRST FLOOR

- Elegant Landing With Airing Cupboard & Open Views To Front Aspect
- Principal Bedroom With Fitted Wardrobe (views to front aspect)
- En Suite Shower Room
- Bedroom Two With Fitted Wardrobe
- Bedroom Three With Fitted Wardrobe
- Bedroom Four (views to front aspect)
- Family Bathroom







WHY WE LOVE THIS HOUSE...





OUTSIDE

- Impressive Lawned Fore Garden With Neat Hedge Boundaries
- Stylishly Planted & Manicured Borders
- Extensive Gated Private Driveway
- Double Integral Garage
- Simply Stunning Landscaped Rear Garden With Shaped Lawn
- Block Paved Patio Seating Areas & Timber Summer House
- Lavishly Stocked & Beautifully Presented Beds & Borders
- A Diverse Range Of Mature Trees, Shrubs & Flowering Plants







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