



Timsbury Dumore Hay Lane,
Fradley WS13 8PL

Downes & Daughters
ESTATE AGENCY

Timsbury Dumore Hay Lane, Fradley WS13 8PL £700,000

An impressive four double bedroom detached family home, extending to nearly 2,000 sq.ft on this select development of just four executive properties, on the rural fringe of this popular Staffordshire village. Built in 2020 and finished to an exacting standard, including Laufen suites to all bathrooms, with an open outlook to the front aspect, which will remain as a designated wetland wildlife reserve. Offered for sale with extensive off street parking, a single integral garage and west facing rear garden, this delightful home is presented in a flawless contemporary style with flexible accommodation arranged over just two floors. The ground floor has been designed with entertaining in mind with a spacious entrance hallway with double doors opening to a stylish living room and a showpiece open plan kitchen, dining and living space with bi-fold access to the rear garden. The ground floor is then completed with the more functional rooms such as the utility and guest cloakroom with a useful door from the hallway to the garage. The first floor is equally impressive with the elegant gallery landing with study space, an opulent principal bedroom suite which is currently fitted with a pull down bed and storage unity, a walk in wardrobe and modern en suite shower room. There is a second bedroom suite with en suite shower room and fitted wardrobes and the further two double bedrooms are served by a luxury family bathroom. The large loft is fitted with a folding wooden ladder, and externally there is an open outlook to the front, lawned front and rear gardens, ample off street parking and a single integral garage with electric roller door.

Viewing is essential to appreciate the size and flexible nature of this home and its idyllic setting.

GROUND FLOOR

Entrance Hallway With Oak Flooring Continuing Through To Kitchen • Guest Cloakroom • Living Room With Contemporary Living Flame Fire • Impressive Open Plan Kitchen Dining & Family Space • Bi-fold & French Door Access To Rear Garden • Utility Room With Door To Side Access

FIRST FLOOR

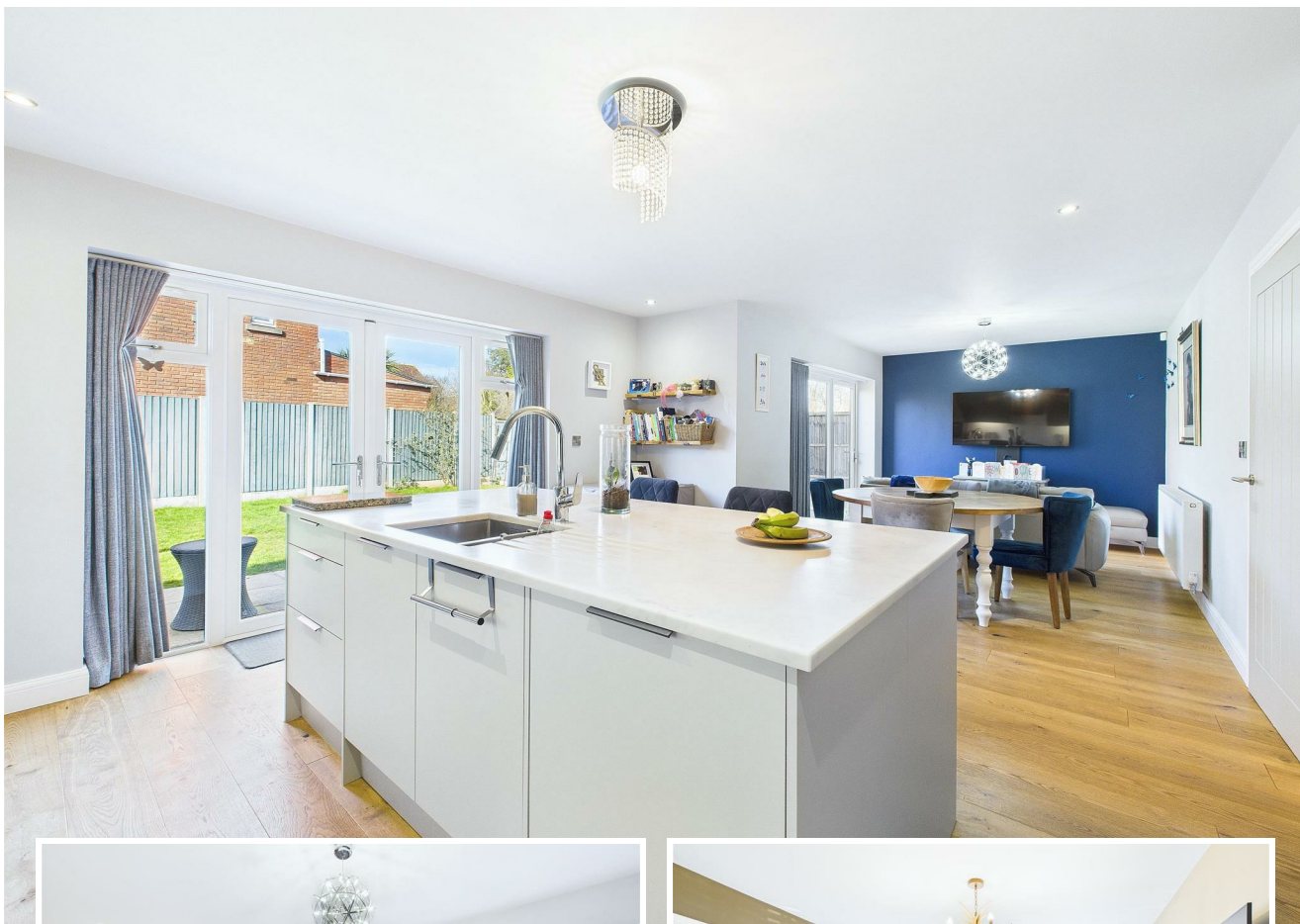
Attractive Gallery Landing With Large Airing Cupboard • Principal Bedroom Suite With Fitted Pull Down Bed & Storage • Walk In Wardrobe & Luxury En Suite Shower Room • Bedroom Two Also With En Suite Shower Room & Fitted Wardrobes • Bedroom Three • Bedroom Four • Opulent Family Bathroom

OUTSIDE

Lawned Front Garden • Private Block Paved Driveway • Single Integral Garage With Electric Roller Door • West Facing Lawned Rear Garden With Patio Seating Area • Open Rural Views To The Front To Remain As Designated Wetland Nature Reserve

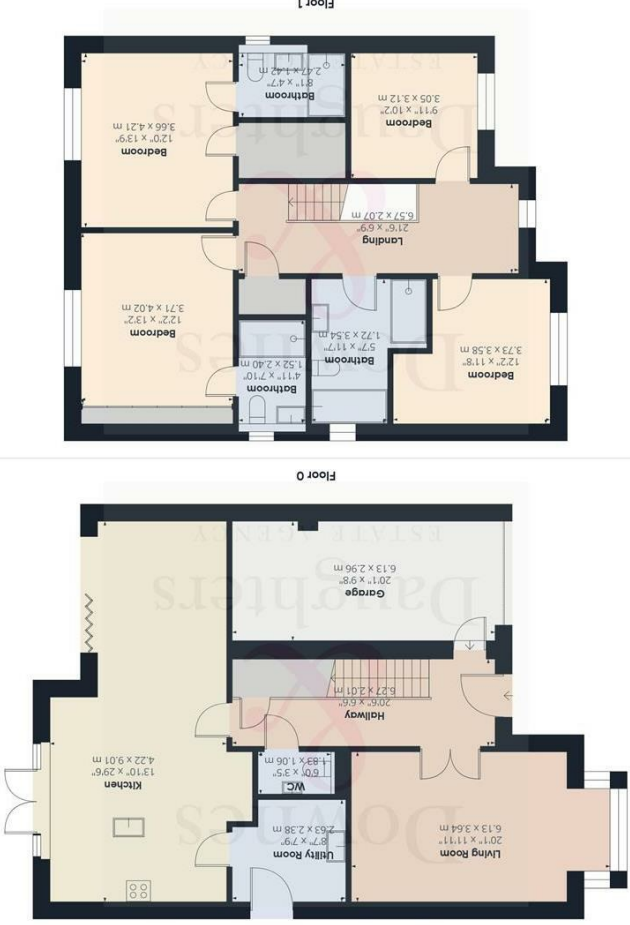
FURTHER INFORMATION

Freehold (TBC By Solicitor) • Council Tax Band G • Energy Rating B • Fully Integrated Kitchen With AEG Appliances • Bathrooms Fitted With Laufen Suites • Upvc Double Glazing • All Mains Services





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Approximate total area
179.84 m²
1935.78 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFEE360



Environmental Impact (CO ₂) Rating		
Current	Minimum	Maximum
Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Not environmentally friendly - higher CO ₂ emissions		
Very energy efficient - lower running costs		
86		
100		
England & Wales		
EU Directive 2002/91/EC		
Not energy efficient - higher running costs		
Very energy efficient - higher running costs		
G		
F		
E		
D		
C		
B		
A		



Not All Agents Are Equal...