



NO.2 | CHESTERFIELD WALK | LICHFIELD | STAFFORDSHIRE | WS14 0DQ

Downes  
&  
Daughters  
ESTATE AGENCY







# NO.2

CHESTERFIELD WALK | LICHFIELD | STAFFORDSHIRE | WS14 0DQ

£700,000

A thoroughly impressive, three storey, luxury family home with contemporary open plan living spaces and upper floors boasting an opulence normally reserved for high end Boutique Hotels. This simply stunning family home is presented in the most flawless and tasteful style imaginable and offers extensive and flexible accommodation catering to the modern day needs of a growing family. The ground floor almost has a dual personality attending perfectly well to the day to day requirements of family life yet can also reinvent itself in the evening to become the perfect party house. The main living area boasts a bespoke kitchen which seamlessly opens in to a large living room and comfortable family room or play room, both with access to the rear garden. The ground floor is further enhanced by a double aspect formal dining room, large utility room with access to the garage, spacious hallway and guest cloakroom.

The upper floors are equally impressive with a principal bedroom suite normally only found in exclusive Country House Hotels, with a semi open plan nature, luxury shower room and dressing room taking full advantage of the far reaching views toward the Cathedral, Sandfield Pumping Station and the Malthouse. The second bedroom also has a dressing area with 'walk through' wardrobes and an en suite shower room and there are three further double bedrooms (two with built in wardrobes) and an opulent family bathroom. Externally there is a stylishly planted front garden, professionally landscaped low maintenance rear garden, block paved driveway for a number of vehicles, and a wide storage garage.

Viewing really is essential to appreciate the exceptional nature of this delightful family home.



## GROUND FLOOR

The free flowing 'open plan' ground floor space is entered via a wonderfully bright hallway with understair storage, spacious guest cloakroom and herringbone Amtico flooring which continues throughout the entire ground floor. A striking double aspect dining room allows a more formal entertaining option and the bespoke kitchen, complete with breakfast bar, granite worksurfaces and a range of appliances, opens seamlessly to the living room with media wall and two sets of bi-fold doors giving access to the rear garden. This most impressive contemporary space then opens further in to a second sitting room which is currently used as a playroom and also has access to the rear garden. The ground floor is completed with a large utility room, matching the kitchen, with access to the garden and garage.









## UPPER FLOORS

The upper floors are equally impressive with a principal bedroom suite normally only found in exclusive Country House Hotels with a semi open plan nature, luxury bathroom and dressing room taking full advantage of the far reaching views. The second bedroom also has a dressing area with 'walk through' wardrobes and an en suite shower room and there are three further double bedrooms, two with built in wardrobes and an opulent family bathroom.











### WHY WE LOVE THIS HOUSE...

"From the moment we moved in, this house has felt like home. It has provided comfort, space, and flexibility through every chapter of our lives. The adaptable layout has grown with us, effortlessly accommodating the changing needs of our family. One of our favourite spaces is the family room, filled with natural light from the skylight and opening out to the garden through bifolding doors. It's where we've shared so many memories – relaxed weekend mornings, lively celebrations, and peaceful evenings by the fire. The garden has been a true retreat: private, low-maintenance, perfect for both entertaining and quiet moments outdoors. We've really valued the tranquillity and privacy here. Being tucked away at the end of a private drive, with just one neighbour, has given us a real sense of seclusion – yet all of Lichfield's amenities are just a short walk away.









## OUTSIDE

Sitting on a private plot of just two dwellings the external presentation is also second to none. A high quality block paved driveway with dwarf retaining wall provides parking for a number of vehicles and the landscaped approach to the fore is immaculately presented with neat boundary hedging and manicured lawned garden. The wonderfully private rear garden has been professionally landscaped and offers a stylish low maintenance space perfect for entertaining or a children's play area, with an attractive mix of porcelain patio seating areas, artificial lawn and raised beds. There is also a wide integral storage garage.

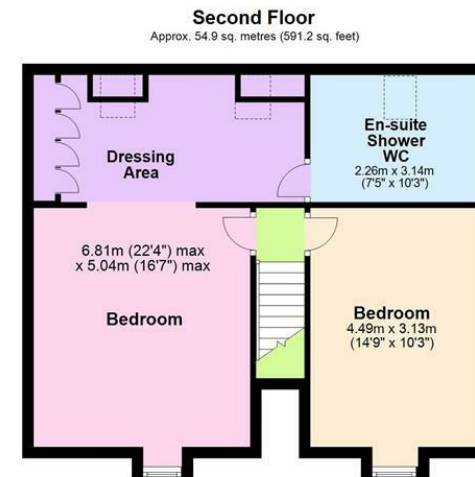
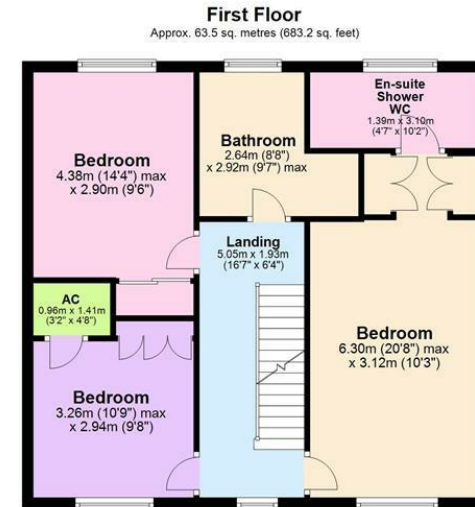
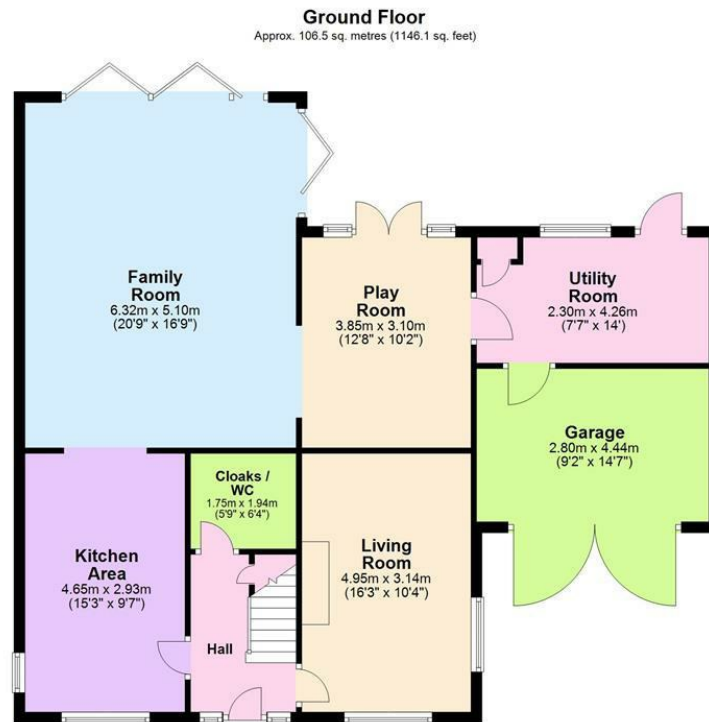








EPC Rating: C



Total area: approx. 224.9 sq. metres (2420.5 sq. feet)



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