

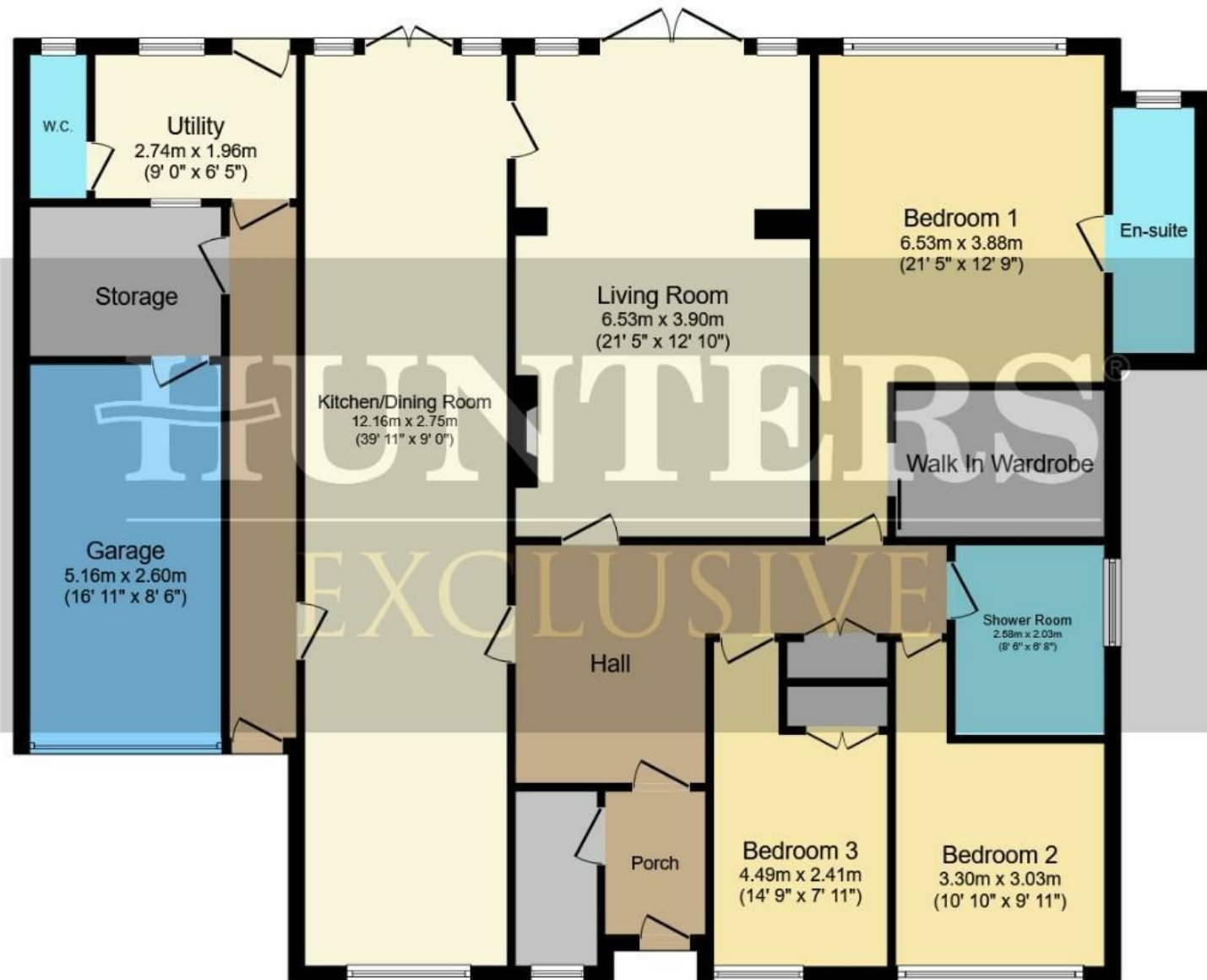


18 Gaialands Crescent, Lichfield, Staffordshire, WS13 7LU

Offers In Excess Of £600,000

this much improved and extended bungalow is a rare find with its modern, upgraded interiors and fittings. It occupies an enviable position in a sought after part of Lichfield on a generous plot located in a quiet residential cul-de-sac. The property offers an open plan dining kitchen which is the hub of the home and a generous living room which overlooks the stunning rear garden. The master bedroom benefits from a dressing room and refitted en-suite shower room and there are two further good sized bedrooms as well as the main shower room which has also been refurbished. There is plenty of storage in this bungalow as the design has been well thought out to provide several options. Furthermore, a garage, store room and utility room provide even more space to ensure comfort and ease. Viewing is essential to appreciate the specification and space available. EPC rating - D

Hunters Lichfield 7 Bore Street, Lichfield, WS13 6LJ | 01543 419000
lichfield@hunters.com | www.hunters.com



Total floor area 171.4 sq.m. (1,845 sq.ft.) approx

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

Entrance Porch

accessed via a composite front entrance door and having a ceiling light point. Door into the

Cloakroom

perfect for storing coats and shoes and having a ceiling light point, radiator and a UPVC double-glazed window to the front aspect

Hallway

a lovely open hallway giving access to all accommodation and hugely benefitting from a double fitted wardrobe with hanging and shelving space offering ample storage. Two ceiling light points, radiator and access to the partially boarded loft via a fitted ladder

Living Room

having a contemporary fitted electric fire suite with a marble and granite hearth, surround and mantle. Inset ceiling spotlights, two radiators, door into the dining kitchen and UPVC double-glazed French doors onto the rear garden

Open Plan Dining Kitchen

the kitchen has been refurbished to a high standard and is fitted with wall and base mounted units, Quartz counter tops with co-ordinating upstands and an inset acrylic sink and a half with a counter top drainer. There is space with gas plumbing for a range cooker, Quartz splash back and a fitted, concealed double extractor hood above, further integrated appliances include; a wall fitted microwave, double refridgerator, wine fridge and a dishwasher. There are inset ceiling spotlights, contemporary vertical radiator, breakfast bar with a ceiling light above and a UPVC double-glazed window overlooking the front aspect. The dining area has two ceiling light points, a radiator, a door into the living room and UPVC double-glazed French doors out onto the rear garden

Glazed Passageway

giving covered access from the Kitchen to the Garage, Utility and WC and also having a UPVC double-glazed door from the front of the property. Access into the

Utility Room

fitted with wall and base units with space and plumbing for a washing machine and tumble drier. Ceiling light point, part tiling to walls, towel radiator, vinyl flooring, UPVC double glazed window and door into the rear garden. Door into the

WC

fitted with a wall hung hand wash basin and a close-coupled WC. Ceiling light point, half tiling to walls, vinyl flooring and a UPVC double-glazed window to the rear aspect

Garage and Store

the garage has an up and over door and benefits from light and power. To the rear of the garage there is an additional store which has fitted units, lights and power and can also be accessed from the glazed passageway

Master Bedroom with Dressing Room

offering the real wow factor this bedroom gives lots of natural light and offers plenty of space, there are inset ceiling spotlights, a radiator and a large UPVC double-glazed window overlooking the rear garden The well thought out dressing room is accessed via mirrored sliding doors and benefits from hanging rails and shelving providing plenty of storage space, there is a ceiling strip light, radiator and laminate wood effect flooring with a carpeted runner - your very own catwalk

En-suite

neutral and calming this en-suite has been upgraded to a high standard and has a double walk in shower with a wet room floor, a mains powered fitment and additional rainfall fitment, vanity hand wash basin with a mosaic tiled splash back, drawers and cupboards for storage and a close-coupled push button WC housed in a fitted co-ordinating unit. Inset ceiling spotlights, extractor fan, fully tiled walls, wall mounted illuminated mirror, towel radiator, vinyl tile flooring and a UPVC double-glazed window to the rear aspect

Bedroom Two

a good-sized double bedroom having a ceiling light point, radiator and a UPVC double-glazed window overlooking the front aspect

Bedroom Three

benefitting from a fitted double wardrobe providing hanging and storage space. Ceiling light point, radiator and a UPVC double-glazed window to the front aspect

Shower Room

thoughtfully updated and benefitting from contemporary styling and fittings including a double walk-in mains powered shower, vanity hand wash basin and a close-coupled WC. Inset ceiling spotlights, extractor fan, modern tiling to the walls, useful fitted cabinet, towel radiator, tiling to the floor and a UPVC double-glazed window to the side aspect

Outside

the front of the property is set back from road with a tarmacadam driveway providing off-road parking for several vehicles, this in turn gives access to the garage which has an up and over door. Access into

the porch or the glazed passageway is available from the front. There is also an ornamental lawn with a pebbled border and well established shrubs and foliage.

the manicured rear garden is the real show stopper for this property, beautifully sunny and meticulously landscaped, there is a lawn, paved patios for Al-fresco dining or entertaining, decked seating area for sunny afternoons, a hedged boundary and well stocked borders with plants, shrubs and trees as well as stone garden statues providing decorative centre pieces. There is also a useful timber storage shed, outside water tap and an electric socket

AGENTS NOTE

Should you proceed with an offer on this property we have a legal obligation to perform Anti Money Laundering checks on behalf of HMRC. We use our compliance partner, Coadjute, to perform these checks, for which they charge a fee.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & WalesEU Directive 2002/91/EC

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



