



Colling Drive  
Lichfield

# Colling Drive Lichfield



Lovett&Co are thrilled to offer TO LET this detached family home situated in the popular Darwin Park area of Lichfield.

Property - Finished to a high standard throughout by the current owners. Briefly comprising of an entrance hallway, guest cloakroom, lounge, kitchen, four double sized bedrooms, en suite to the master and a family bathroom. Boasting plenty of living accommodation over three floors. To the rear this home enjoys a good sized, private rear garden. To the front offers a driveway and access to the garage plus side bin store area.

Location - Developed in the early 2000's, Darwin Park has been one of the most sought after estates in the whole of Lichfield. Situated a short walk from the Centre of our Cathedral City and Lichfield City Train station. In close proximity to plenty of local shops and amenities.

## Entrance Hallway

Having external door to the front wooden flooring, ceiling light point and stairs to first floor.

## Lounge 17' x 10' 5" ( 5.18m x 3.17m )

Having a double glazed window to the front, carpeted flooring, central heating radiators, TV aerial, telephone point, electric fireplace and patio doors leading to the rear garden.

## Kitchen / Diner 17' x 9' ( 5.18m x 2.74m )

A fully fitted kitchen having a range of wall and base units with work surface over, stainless steel sink and drainer, electric oven and electric hob, integral dishwasher, electric cooker hood, wooden flooring, tiled splashbacks, double glazed windows to the front and rear and access to the utility room.

## Utility Room 6' 5" x 5' 10" ( 1.96m x 1.78m )

Having a range of base units with work surface over, integral fridge freezer and washing machine, wooden flooring, radiator and access to the rear garden.

## Guest Cloakroom

Accessed via the hallway low level flush WC, wash hand basin, wooden flooring, extractor fan and a central heating radiator.

## First Floor Landing

With stairs from entrance hall. carpeted throughout, radiator and ceiling light point.

## Bedroom One 17' 1" x 10' 4" ( 5.21m x 3.15m )

Having a double glazed window to the front, built in wardrobes, carpeted flooring, ceiling light point, radiator and access to the en suite.

## En Suite

A partially tiled suite comprising low level flush WC, wash hand basin, vanity unit, fully tiled shower cubicle with shower and a extractor fan.

## Bedroom Two

Having a double glazed window to the front, carpeted flooring, ceiling light point, radiator and built in wardrobes.

## Family Bathroom

A fully tiled suite comprising low level flush WC, wash hand basin, vanity unit, bath with shower over and shower screen, ceiling light point, chrome shower rail, extractor fan and tiled flooring.

## Second Floor Landing

With stairs from first floor landing. carpeted throughout, radiator and ceiling light point.

## Bedroom Three 14' 7" x 10' 3" ( 4.45m x 3.12m )

Having a double glazed window to the front, carpeted flooring, ceiling light point and a radiator.

## Bedroom Four 14' 7" x 9' 9" ( 4.45m x 2.97m )

Having a double glazed window to the front, carpeted flooring, ceiling light point and a radiator.





Outside

Garage

Having power and lighting throughout with up and over doors.

To The Front

With a lawned area to the front and driveway space in front of the garage to the side.

To The Rear

Having a patio area to the front, followed on by a good size lawn area and access to the garage.

Garden Office

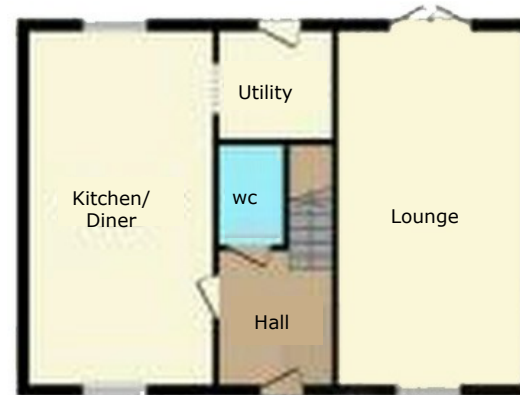
Power and lighting available.

VIEWING:

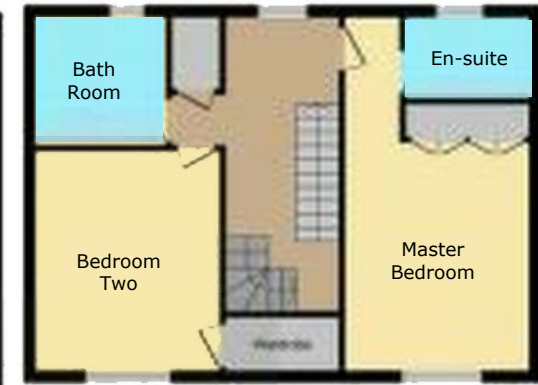
Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

DISCLAIMER:

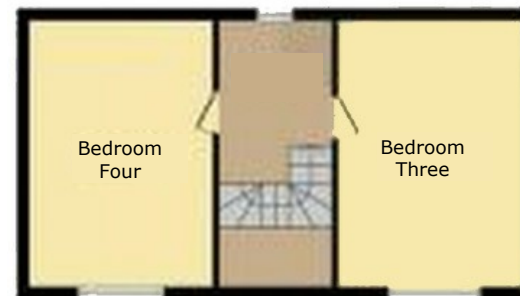
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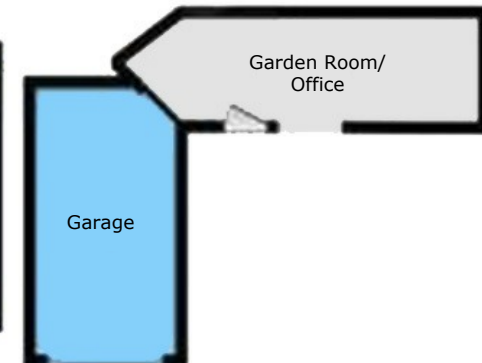
Ground Floor



First Floor



Second Floor



Outbuilding



