



Boulton Close
Hunslet, Burntwood

Boulton Close Hunslet



Lovett&Co. Estate Agents are pleased to offer for sale this spacious and well presented executive four bedroom detached property situated on the highly sought after Hunslet estate.

Situated on a good sized plot the property features generous living accommodation including: a large through lounge, open plan kitchen with breakfast area, separate dining room and conservatory to the rear. Furthermore there is a reception hallway, study, utility and downstairs WC. The first floor has four double bedrooms and a family bathroom accessed from the landing plus an en-suite shower room to the master bedroom.

The property benefits from UPVC double glazing and new boiler (2023) providing central heating through out. There is also a house alarm plus separate alarm system for the garage.

Externally there is a tarmac front driveway with parking for several vehicles plus a double garage with twin electric doors and sizable loft space. To the rear is a south facing garden with stone patio area perfect for entertaining plus lawn area ideal for families and pets.

The property is well placed to take full advantage of local shopping facilities available at Swan Island, together with a range of further facilities including doctors surgery, superstore, good local schooling, and excellent leisure facilities. Commuter benefits include A5, A38 and the M6 toll Road linking the Midlands Motorway network, and there are both Cross and Inter City railway lines available from Lichfield Cathedral City with its tourist links and Garrick Theatre, being approximately 4 miles away.

RECEPTION HALL:

UPVC front door, carpeted flooring, ceiling light point, stairs to first floor, radiator and doors to the lounge, dining room, study, WC and kitchen.

LOUNGE:

11' 0" x 21' 1" (3.35m x 6.42m)

Stunning recess fireplace with coal effect gas fire, tiled hearth and wooden mantle, carpeted flooring, coving, TV aerial, wall light points, bay window to front, double doors to the dining room and UPVC French doors to the conservatory.

CONSERVATORY:

11' 2" x 9' 8" (3.40m x 2.95m)

Poly-carbonate pitched roof set on a brick base, laminate flooring, radiator, French doors to the garden.

KITCHEN:

10' 10" x 13' 0" (3.30m x 3.95m)

Range of matching wall and base units incorporating display cabinets, cupboards and work surfaces, inset bowl sink and drainer with mono tap, integrated double oven and grill, 4 ring gas hob with extractor hood, further integrated fridge and dishwasher, recess spot lighting, laminate flooring, window to the rear and opening to the breakfast area.

BREAKFAST AREA:

8' 8" x 9' 11" (2.65m x 3.03m)

Laminate flooring, recess spot lights, radiator, French doors to the rear garden, door to the utility.

DINING ROOM:

8' 8" x 9' 11" (2.65m x 3.03m)

Carpeted flooring, light point, radiator, window to rear and door to the hall, double doors to the lounge.

UTILITY:

Range of base units with cabinets, work surfaces, sink and drainer with mono tap, space for a washing machine and dryer plus fridge freezer, wall mounted boiler, window to front, access to lower loft and door to the side accessing the garden and rear of the garage.

STUDY:

8' 2" x 7' 7" (2.48m x 2.31m)

Carpeted flooring, ceiling light point, radiator and window to the front.

DOWNSTAIRS WC:

Suite comprising: low level WC, cabinet wash hand basin, light point, radiator and window to front.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, loft hatch, doors off to four bedrooms, family bathroom and useful airing/storage cupboard.

MASTER BEDROOM:

11' 3" x 11' 6" (3.42m x 3.51m)

Built in wardrobes, carpeted flooring, radiator, ceiling light point, window to front and door to the en-suite.

EN-SUITE:

Fully tiled suite comprising: walk in shower cubicle, low level WC, cabinet wash hand basin with mono tap, towel rail, recess spot lights and window to front.





BEDROOM TWO:

11' 10" x 9' 8" (3.60m x 2.95m)
 Built in wardrobes, carpeted flooring, ceiling light point, radiator and window to front.

BEDROOM THREE:

11' 2" x 7' 9" (3.41m x 2.37m)
 Carpeted flooring, ceiling light point, radiator and window to rear.

BEDROOM FOUR:

8' 10" x 9' 4" (2.70m x 2.85m)
 Built in wardrobes, carpeted flooring, light point, radiator and window to the rear.

FAMILY BATHROOM:

Modern white suite comprising: bath with electric shower over and screen, cabinet wash hand basin with mono tap, low level W/C, heated towel rail, wall tiling, tiled flooring, ceiling spot lights, extractor and window to rear.



DOUBLE GARAGE:

18' 4" x 17' 9" (5.60m x 5.40m)
 Twin electric roller shutter doors, UPVC door and window to the side, light and electric points, pitched roof with attic storage space, fully alarmed.

EXTERNALLY:

At the front is a tarmac drive with parking for several vehicles which leads to the front entrance door and double garage. The private south facing rear garden is enclosed by fenced borders

with gated side access and features; stone paved patio area ideal for entertaining, large lawn, various trees, shrubs and flowerbeds.

VIEWING:

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

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