



**Newell Road
Fradley**

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Lovett&Co. Estate Agents are pleased to offer for sale, this immaculately presented three bedroom, executive detached home, situated on the popular modern residential development in Fradley.

The property is situated down a private shared driveway and overlooks a quite boulevard to the front. On the ground floor the property features a stunning contemporary open plan living area with extended sitting area, dining area and a superb high spec fitted kitchen. There is also a good sized lounge, utility, guest w/c and large converted garage with utility area. The garage benefits from lighting, heating and power and provides potential for a multitude of uses such as an office, gym, potential bedroom or play room etc. Upstairs are three spacious double bedrooms with en-suite to the master, family bathroom and en open landing.

Externally there is a two car driveway to the front. The generous private rear garden offers a lawn and paved patio area.

The current vendor included many optional upgrades when originally purchasing the property including an upgraded kitchen as previously mentioned as well as bathroom, en-suite plus further upgrades throughout the house.

Situated in the semi-rural village of Fradley it is well placed to take advantage of a wide range of amenities in both Lichfield city centres and Burton upon Trent, both within a few mile radius. The location also benefits from local shops, food outlets, leisure facilities and access to A38 and M6 toll road linking the midlands motorway network

RECEPTION HALL:

Front entrance door, tiled flooring, ceiling light point, radiator and door to lounge.

LOUNGE:

3.71m x 4.07m

Laminate flooring, TV & phone sockets, ceiling light point, radiator, windows to front and door to inner hallway with stairs to first floor and doors to kitchen, guest w/c and garage.

CONTEMPORARY OPEN PLAN LIVING SPACE:

6.95m max x 6.59m max

Tiled flooring, recessed spot lights, extended sitting area with three windows to rear and French doors to garden, dining area and open plan to kitchen.

HIGH SPECIFICATION KITCHEN:

Range of modern matching wall and base units incorporating cupboards, drawers and work surfaces, inset Villeroy & Boch sink and drainer with mono tap, integrated oven and 4 ring hob with extractor hood, integrated fridge-freezer and dishwasher, porcelain tiled flooring, radiator, ceiling light points, window to rear and door to utility.

UTILITY:

Base unit, work surface with inset sink and drainer, space and plumbing for washing machine, porcelain tiled flooring, ceiling light point, wall mounted boiler and door to side of property.

GUEST WC:

Modern white suite comprising: low level WC, wash hand basin, heated towel rail, tiled flooring, ceiling light point and extractor.

CONVERTED GARAGE:

3.01m x 6.05m

High spec sound proof double doors to front, tiled flooring, ceiling light point and radiator, utility area with work surface, shelves and space and plumbing for washing machine.





FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to three bedrooms and family bathroom.

MASTER BEDROOM:

2.88m x 3.91m

Laminate flooring, radiator, ceiling light point, window to front and door to en-suite.

MODERN FITTED EN-SUITE:

White suite comprising: shower cubicle, pedestal wash hand basin, low level w/c, tiled walls and flooring, ceiling light point, heated towel rail and window to front.

BEDROOM TWO:

3.98m x 2.94m

Laminate flooring, ceiling light point, radiator, windows to rear.

BEDROOM THREE:

3.25m x 2.90m

Laminate flooring, ceiling light point, radiator, windows to rear.

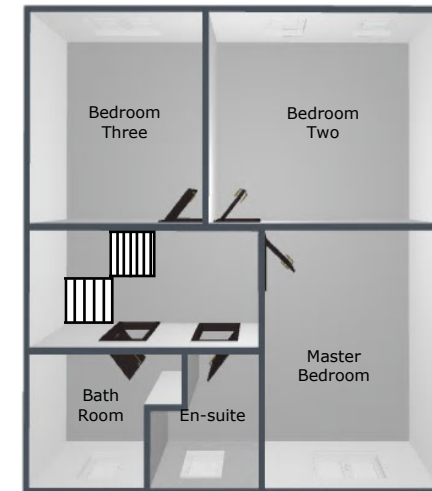
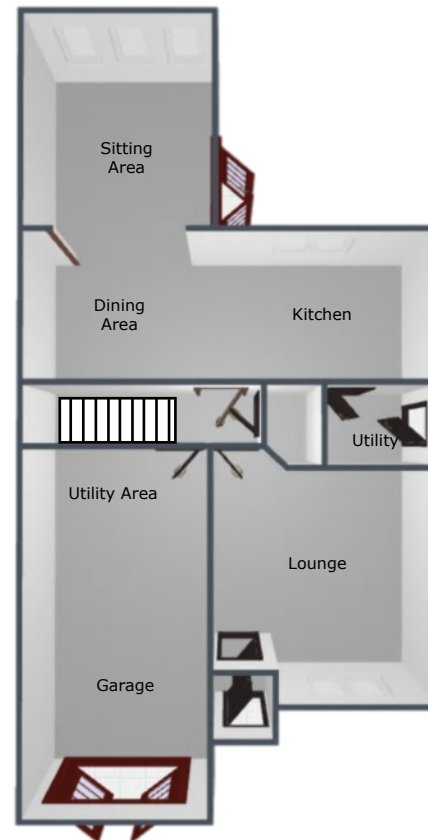
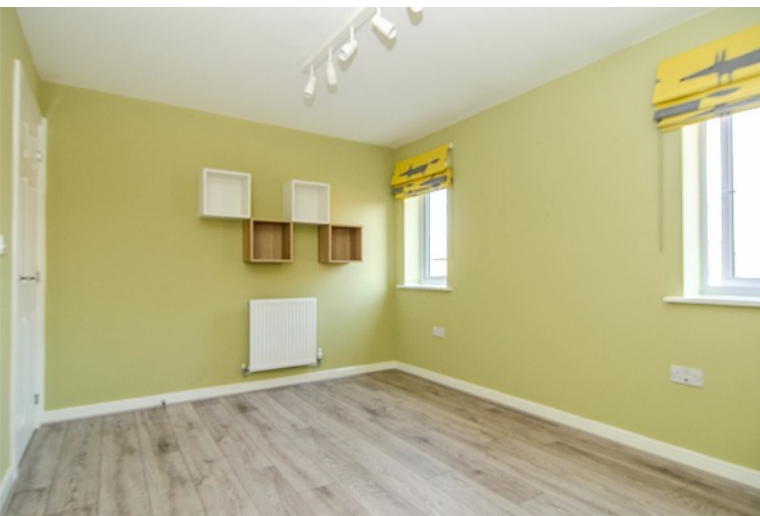
MODERN FITTED FAMILY BATHROOM:

White suite comprising: bath, pedestal wash hand basin, low level w/c, wall tiling, porcelain tiled flooring, ceiling light point and window to front.

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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