



Kean Close  
Lichfield

# Kean Close

## Lichfield



Lovett&Co. Estate Agents are pleased to offer for sale this spacious and superbly presented four bedroom detached family home.

Situated in a quiet cul-de-sac within walking distance of the city centre and falling into the catchment area for The Friary secondary school, it briefly comprises: entrance hallway, spacious front lounge, rear dining room, stunning breakfast kitchen, utility and WC, garage store, landing, modern fitted family bathroom and four double bedrooms.

Externally, there is a tarmac front driveway with parking for at least three vehicles, plus a good sized private rear garden with side access way, patio, recently fitted shed and lawn area, perfect for families and pets.

The property benefits from UPVC double glazing and gas central heating provided by a Worcester Bosch boiler.

Made famous by its three-spired cathedral, Lichfield is found within un-spoilt surroundings that are steeped in history and heritage. The city centre retains its Georgian charm while delivering contemporary shopping, restaurants and leisure convenience for its residents. Along with the highly regarded Garrick Theatre, there are many public parks and open gardens including Beacon Park in the city centre, which hosts a range of community events and food & music festivals throughout the year.

### ENTRANCE HALL:

UPVC entrance door, matt carpeted flooring, ceiling light point, ample space for hanging coats and storing shoes and boots, door into the lounge.

### LOUNGE:

15' 11" x 15' 3" (4.85m x 4.65m)

Carpeted flooring, coving, TV aerial & phone sockets, ceiling and wall light points, radiators, window to the front and door to the dining room.

### DINING ROOM:

8' 6" x 13' 0" (2.60m x 3.96m)

Laminate flooring, ceiling light point, contemporary vertical radiator, stairs to the first floor, French doors and windows to the rear garden, door to the kitchen.

### EXTENDED BREAKFAST KITCHEN:

15' 10" x 13' 0" (4.82m x 3.96m)

Range of matching modern fitted units incorporating cabinets, drawers and work surfaces plus kitchen island with breakfast bar, inset bowl sink and drainer with mono tap, space for a range cooker with extractor hood, further space for an American fridge-freezer and dishwasher, laminate flooring, recess spot lights, windows to the rear, radiator, cupboard housing the boiler, doors to the side and to the utility room.

### UTILITY:

Further range of matching wall and base units with fitted cabinets and work tops, bowl sink and mono tap, space for washing machine and dryer, laminate flooring, spot lights, UPVC double glazed door to the garage store and door to the WC.

### WC:

Suite comprising: low level WC, corner cabinet wash hand basin, laminate flooring, light point, window to side and radiator.

### GARAGE STORE:

8' 0" x 5' 11" (2.44m x 1.80m)

Up and over front door, light and electric points.

### FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, loft access hatch, doors off to four bedrooms, family bathroom and the airing cupboard.

### BEDROOM ONE:

15' 7" x 8' 10" (4.75m x 2.70m)

Built in wardrobe, dressing area with space for dressing table, carpeted flooring, radiator, ceiling light points and windows to the front.





**BEDROOM TWO:**

10' 3" x 10' 6" (3.13m x 3.20m)  
 Carpeted flooring, ceiling light point, radiator and window to the rear.

**BEDROOM THREE:**

9' 1" x 10' 8" (2.77m x 3.25m)  
 Built in wardrobe, carpeted flooring, ceiling light point, radiator and window to the front.

**BEDROOM FOUR:**

7' 11" x 13' 0" (2.41m x 3.95m)  
 Carpeted flooring, ceiling light point, radiator and window to the rear.

**MODERN FITTED FAMILY BATHROOM:**

White suite comprising: P shaped bath with electric shower above and screen, vanity unit with cabinet wash hand basin, low level W/C, wall tiling, tiled flooring, ceiling spot lights, towel rail and window to rear.



**EXTERNALLY:**

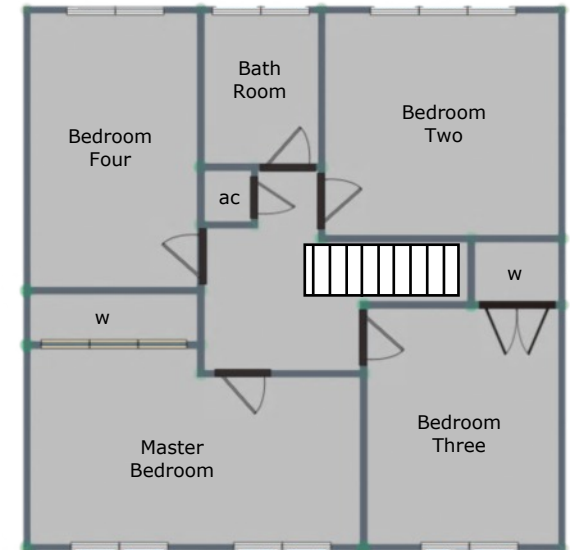
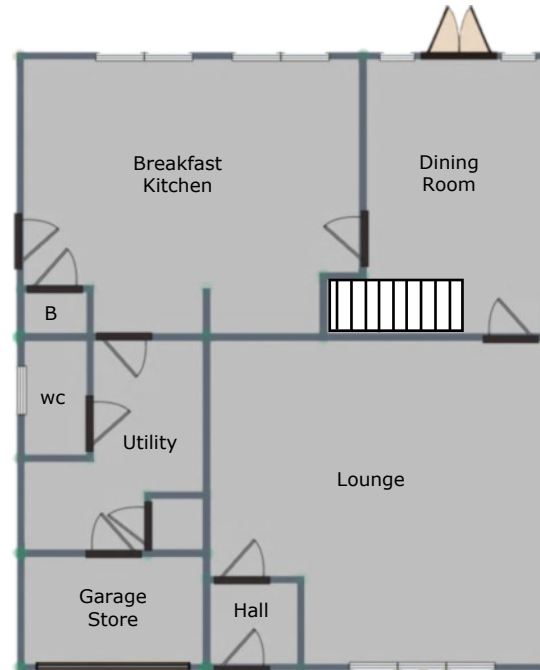
At the front is a tarmac driveway with parking for three vehicles which leads to the front entrance door and gated side access. The private rear garden is enclosed by fenced borders with and features; patio area ideal for entertaining, lawn, recently fitted shed, various trees, shrubs and flowerbeds. There are also outside electric points, and water tap.

**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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