



Hewitt Close
Fradley, Lichfield

Hewitt Close Fradley



Lovett & Co. Estate Agents are delighted to present this beautifully presented and spacious five-bedroom detached family home, situated on a generous plot. Boasting a large rear garden, ample parking, and a double garage, this exceptional property offers the perfect blend of comfort, space, and convenience.

Finished to a high standard throughout, the property briefly comprises:

A spacious entrance hallway leading to a stunning, high-spec kitchen with a multi-fuel burner, seamlessly opening into the sunroom/dining area. The ground floor also features a separate sitting room/dining area, a study, a utility room, and a guest WC.

On the first floor, a generous landing leads to a huge lounge, two well-proportioned bedrooms, and a family bathroom. The second bedroom benefits from its own en-suite.

The second floor boasts a large master suite complete with a dressing room and en-suite, along with two additional bedrooms.

Situated in the popular 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:

Entrance door, vinyl wood effect flooring, ceiling light points, radiator, carpeted stairs to the first floor, doors to the kitchen, sitting/dining room, study and guest WC.

STUNNING KITCHEN:

23' 1" x 10' 6" (7.03m x 3.20m)

Range of matching modern fitted wall and base units incorporating cabinets, drawers and Quartz work surfaces with under counter LED lighting, plus breakfast bar, integrate appliances which include: electric oven, microwave, gas hobs and extractor hood, further integrated dishwasher, plate warmer, plus space for an American fridge-freezer and wine cooler, ceiling spot lights and down-lighters, sitting area with multi-fuel burner opening to the sun-room/dining area.

SUN-ROOM/DINER:

12' 2" x 10' 1" (3.70m x 3.07m)

Pitched and fully insulated ceiling with Velux skylight and exposed ceiling beams, UPVC windows and French doors to the garden, radiator and tiled flooring.

SITTING ROOM/DINER:

15' 3" x 8' 11" (4.64m x 2.72m)

Vinyl wood effect flooring, ceiling light points, radiator, windows to the side. Ideal for use as either a sitting room or dining room.



STUDY:

11' 1" x 8' 11" (3.38m x 2.72m)

Vinyl wood effect flooring, ceiling light point, radiator, window to the front.

UTILITY:

Range of matching units with fitted cabinets, work tops with inset bowl sink and mono tap, space for a washing machine, radiator, light point and door to the driveway.

GUEST WC:

Suite comprising: wash hand basin, low level WC, light point, wall tiling, extractor fan and radiator.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to the principle lounge, family bathroom and two bedrooms.

LOUNGE:

23' 1" x 10' 6" (7.03m x 3.20m)

Feature fireplace with fitted coal effect gas fire, carpeted flooring, TV aerial sockets, ceiling light points, windows to the front and side.

FAMILY BATHROOM:

White suite comprising: roll top bath with chrome side taps and shower attachment, separate shower cubicle, pedestal wash hand basin, low level W/C, wall tiling, tiled flooring, ceiling spot lights, heated towel rail and window to the front.

BEDROOM TWO:

9' 6" x 8' 11" (2.89m x 2.72m)

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

EN-SUITE:

Suite comprising: shower cubicle, low level WC, wash hand basin, radiator, spot lights, extractor and window to the side.

BEDROOM FIVE:

11' 1" max x 8' 11" (3.38m x 2.72m)

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

SECOND FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to the principle bedroom airing cupboard and two further bedrooms.





MASTER BEDROOM:

14' 1" x 11' 3" (4.29m x 3.43m)

Carpeted flooring, ceiling spot lights, radiators, windows to the side, opening to the dressing area.

DRESSING ROOM:

Built in wardrobes, ample space for a dressing table, carpeted flooring, spot lights, window to the side and door to the en-suite.

EN-SUITE:

Modern fitted suite comprising: walk in shower cubicle, wall mounted drawer wash hand basin, low level WC, spot lights, radiator and window to the side.

BEDROOM THREE:

12' 9" x 8' 10" (3.88m x 2.69m)

Built in wardrobes, vinyl wood effect flooring, ceiling light point, radiator and windows to the side.

BEDROOM FOUR:

11' 1" x 8' 10" (3.38m x 2.69m)

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

DOUBLE GARAGE:

Twin up and over metal front doors, light and electric points, side personnel door, pitched ceiling offering further attic storage space.



EXTERNALLY:

At the rear is a tarmac drive with parking for several vehicles which leads to the double garage, gated garden access and door to the utility entrance. There is a metal fenced courtyard surrounding the property with pathway from the pavement to the front door. The private low maintenance rear garden is enclosed by fenced borders with gated side access and features; concrete print patio and resin gravel areas ideal for entertaining, with ample space for garden furniture and BBQ.

There are also electric points for a hot tub etc. doors into the garage and sunroom, as well as under cover wood store.

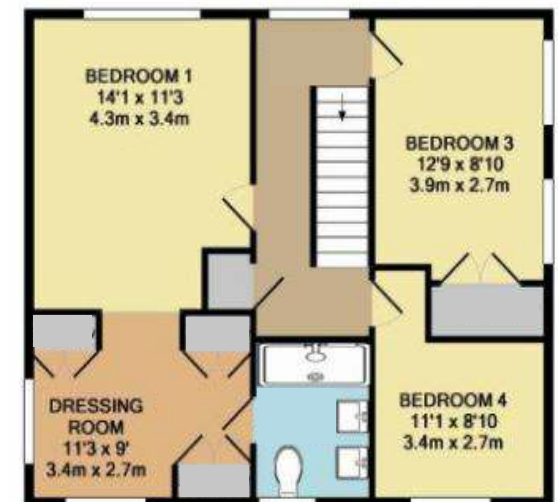
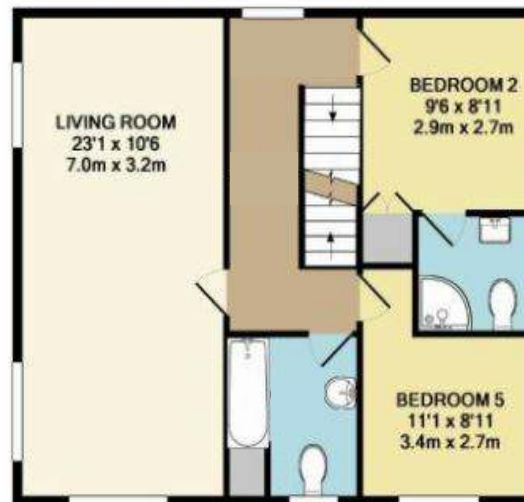
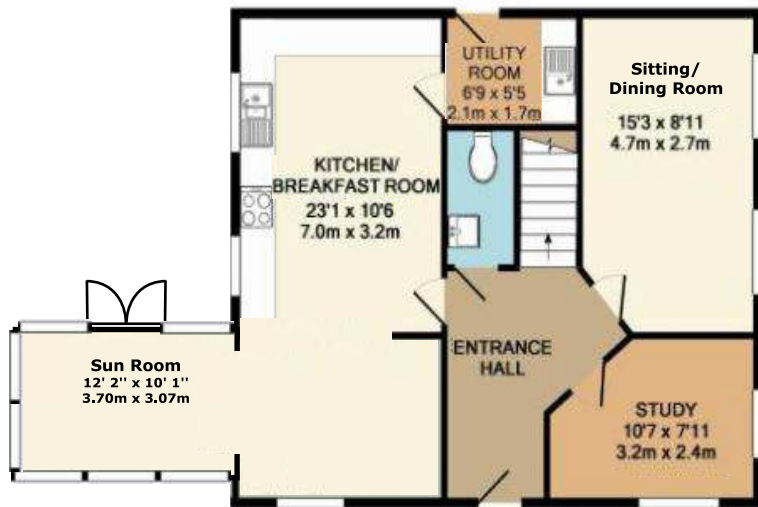
VIEWING:

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

DISCLAIMER:

These particulars are set up as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract. The sellers has given permission for all descriptions, dimensions, references to conditions, tenure, service charges and necessary permissions for use, occupation and other details to be used and we have taken them in good faith whether included or not & whilst we believe them to be correct, any intending purchasers or tenants should not rely on them as representations or fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and have this certified during the conveyancing by their solicitor. No person in the employment of Lovett&Co has any authority to make or give any representation or warranty whatsoever in relation to this property.





These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

