



**Norton Lane
Burntwood**

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Lovett&Co. Estate Agents are pleased to offer for sale this immaculately presented, executive four-bedroom detached family home, situated in a sought after semi-rural location, overlooking fields and woodland at the front.

The property benefits from state of the art technology, including Philips Hue Lighting with geo fencing, Hive central heating system, Nest smoke alarm and carbon detector plus cctv all controlled via an app.

The ground floor comprises a generous lounge, a contemporary kitchen with utility area, a reception-style conservatory featuring a newly installed insulated hard roof, a modern guest W/C, and a welcoming reception hall. Additionally, there is a good sized dining room that could easily serve as a fifth bedroom, office or play room if desired. The first floor accommodates four well proportioned bedrooms, with a new modern fitted en-suite, to the master along with a new modern fitted bathroom and open landing area.

Externally the property offers good sized private rear garden which features a decked patio area, feature fish pond, lawn and a variety of mature trees, plants and shrubs. There is also an integral garage and driveway with parking for up to three cars.

It is well placed to take full advantage of local shopping facilities, 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:

Front entrance door, laminate flooring, ceiling light point, carpeted stairs to first floor accommodation and doors to lounge, kitchen and guest w/c.

LOUNGE:

4.63m x 3.35m

Feature fireplace with fitted electric fire set on a raised hearth with contemporary surround, laminate flooring, TV & phone sockets, coving, ceiling light points, radiator and French doors to the conservatory.

CONSERVATORY:

3.57m x 3.12m

Solid insulated sloping roof with UPVC frame set on a brick base, laminate flooring, radiator, ceiling light point and French doors to the rear garden.

MODERN FITTED KITCHEN:

3.46 x 4.41 11' 4" x 14' 6")

Range of modern matching wall and base units incorporating cupboards, drawers and work surfaces, inset sink and drainer with mono tap, space for oven and further appliances, extractor, tiled splash backs, ceiling light point, tiled flooring, radiator, window to rear and door to side of property.

DINING ROOM:

3.85 into bay x 2.70 (12'7" into bay x 8'10")

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

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, access to loft, doors off to four bedrooms, family bathroom and large storage cupboard.

MASTER BEDROOM:

3.46 x 3.29 (11'4" x 10'9")

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

EN-SUITE:

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





BEDROOM TWO:

3.30 x 3.60 max x 2.79 min (10'9" x 11'9" max x 9'
Built in wardrobe, carpeted flooring, ceiling light point,
radiator, and window to front.

BEDROOM THREE:

2.67 x 2.46 (8'9" x 8'0")
Built in wardrobe, carpeted flooring, window to front,
ceiling light point and radiator.

BEDROOM FOUR:

3.52 x 2.68 (11'6" x 8'9")
Built in wardrobe, laminate flooring, window to front,
ceiling light point and radiator.

BATHROOM:

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



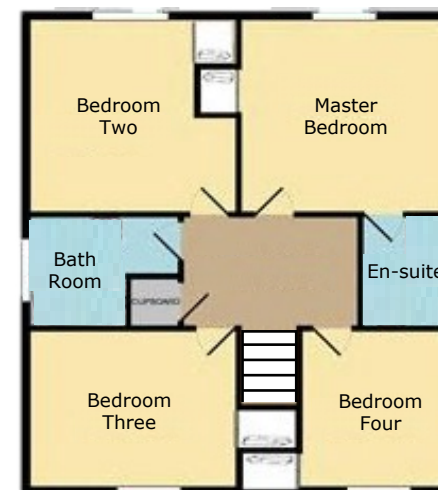
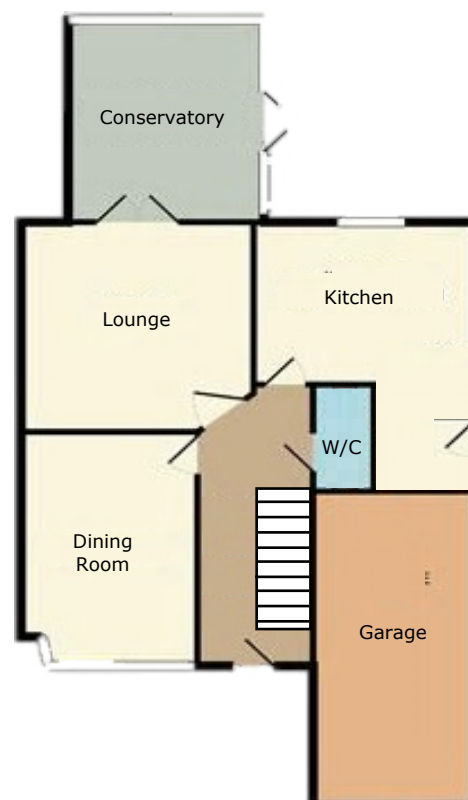
INTEGRAL GARAGE:

4.89 x 2.48 max dimensions (16'0" x 8'1" max dimen
Up and over metal front door, ceiling light and electric
points.

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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