



Burton Old Road East  
Boley Park, Lichfield



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## Boley Park, Lichfield



Lovett&Co. Estate Agents are delighted to present for sale this exceptionally spacious four-bedroom bespoke built detached family home, perfectly positioned in the sought-after residential area of Boley Park.

- 1485 ft sq of habitable floor space.
- potential building plot at rear of garden
- oversized rooms and plot, perfect for large families
- no onward chain

This impressive property was thoughtfully designed to offer generously oversized rooms throughout, providing an abundance of space for comfortable family living. The accommodation features a grand entrance hallway, a substantial lounge, and a large rear dining room, perfect for entertaining. The well-appointed kitchen with a separate utility area, convenient guest WC, and integral garage further enhance the home's functionality.

Upstairs, a spacious landing leads to four large double bedrooms, including an en-suite shower room to the master, alongside a well-sized family bathroom.

Other benefits include double glazing and gas central heating throughout.

The property occupies a remarkably generous plot, offering huge potential for development within the expansive rear garden, with access from Lewis Close, presenting a fantastic opportunity to add a further dwelling (building plot), subject to planning permission.

Situated in Boley Park, the sought after location provides ease of access into Lichfield City centre with its diverse range of amenities including local shops, cafes, restaurants and the Garrick Theatre. There is also a further range of facilities available in Boley Park with local supermarket, public house, travel agents, pharmacists and newsagents all within walking distance. Commuter benefits include direct access onto the A38 and both Lichfield City and Trent Valley Stations are within walking distance.

### RECEPTION HALL:

Entrance door, carpeted flooring, ceiling light point, stairs to first floor and doors to the lounge, kitchen and WC.

### LOUNGE:

11' 8" x 17' 11" (3.55m x 5.45m)

Feature fireplace with fitted coal effect gas fire, carpeted flooring, ceiling light points, radiators, bay window to the front and double doors to the dining room.

### DINING ROOM:

10' 2" x 11' 6" (3.10m x 3.50m)

Carpeted flooring, ceiling light point, radiator, patio doors to the garden, door to the kitchen.

### KITCHEN:

11' 2" x 11' 4" (3.40m x 3.45m)

Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated oven and grill, plus 4 ring electric hob with extractor fan, integrated microwave, space for a dishwasher and fridge-freezer, radiator, light point, window to the rear, doors to the utility and hallway.

### UTILITY:

Further range of cabinets and work tops, with space for washing machine and dryer or freezer, light point, door into the garden and window to the rear.

### GUEST WC:

Suite comprising: low level WC, cabinet wash hand basin, light point, window to the side.

### FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, loft access hatch, doors off to four bedrooms, family bathroom and and two store cupboards.

### BEDROOM ONE:

11' 8" x 12' 0" (3.55m x 3.65m)

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

### EN-SUITE:

Walk in shower cubicle, low level WC, wash hand basin, radiator, light point, and window to the side.

### BEDROOM TWO:

3.56m (11' 8") x 2.77m (9' 1")

Built in wardrobe, carpeted flooring, ceiling light point, radiator and window to the front.

### BEDROOM THREE:

9' 0" x 11' 2" (2.75m x 3.41m)

Built in wardrobe, carpeted flooring, ceiling light point, radiator and window to the rear.

### BEDROOM FOUR:

9' 0" x 11' 2" (2.75m x 3.41m)

Built in wardrobe, laminate flooring, ceiling light point, radiator and window to the rear.





#### **FAMILY BATHROOM:**

Suite comprising: bath with shower over, pedestal wash hand basin, low level W/C, wall tiling, radiator, ceiling light and window to rear.

#### **EXTERNALLY:**

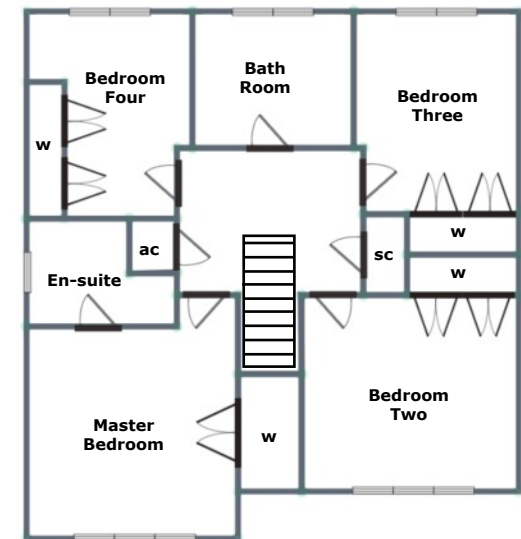
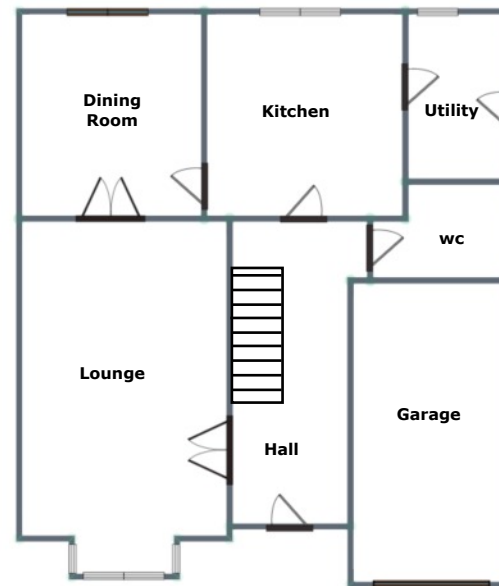
At the front is private driveway offering off-road parking for at least two vehicles, with potential to turn the existing front lawn into further parking if required. The large south facing private rear garden is perfect for families to enjoy, with a patio area and extended lawn garden as well as gated side access.

#### **VIEWING:**

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

#### **DISCLAIMER:**

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