



Ivison Way
Curborough Lakes, Lichfield

Iverson Way

Lichfield



Lovett&Co. Estate Agents are pleased to offer TO LET this luxury "Leamington Lifestyle" three bedroom detached family home (built by Redrow).

The property offers an abundance of living space throughout the ground floor which include: entrance hallway, spacious lounge, open plan kitchen with dining and living area, separate utility and guest WC. On the first floor the landing leads to the three generous double bedrooms, all with their own en-suites as well as a large walk in wardrobe to the master.

There is luxury Amtico flooring throughout the ground floor. The kitchen includes a double electric oven and induction hob, with extractor hood, integrated fridge & freezer, plus dishwasher and wine-cooler. There is space in the utility for both a washing machine and dryer.

Externally there is a driveway with electric car charger, offering space for up to three cars, as well as a single garage. The private rear garden features patio and lawn areas, ideal for families to enjoy as well as useful side area perfect for storage.

You can expect to pay low energy bills with an excellent EPC rating of B. The property features a modern electric heat pump with under-floor heating to the ground floor and radiators servicing the top floor.

Curborough Lakes is ideally positioned in the outskirts of Lichfield, with easy access to the A38 and Trent Valley main line.

Made famous by its three-spired cathedral, Lichfield is found within unspoiled 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.

RECEPTION HALL:

LOUNGE:
17' 9" x 11' 9" (5.42m x 3.57m)

KITCHEN & LIVING AREA:
25' 0" x 12' 8" (7.62m x 3.87m)

UTILITY:
6' 1" x 5' 11" (1.85m x 1.80m)

GUEST WC:
6' 6" x 5' 11" (1.99m x 1.80m)

FIRST FLOOR LANDING:

BEDROOM ONE:
13' 5" x 11' 9" (4.09m x 3.57m)

EN-SUITE:
9' 3" x 7' 9" (2.83m x 2.37m)

BEDROOM TWO:
11' 5" x 11' 0" (3.49m x 3.35m)

EN-SUITE:
8' 1" x 4' 2" (2.46m x 1.26m)

BEDROOM THREE:
13' 7" x 9' 3" (4.13m x 2.83m)

EN-SUITE:
9' 3" x 6' 0" (2.83m x 1.83m)





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.



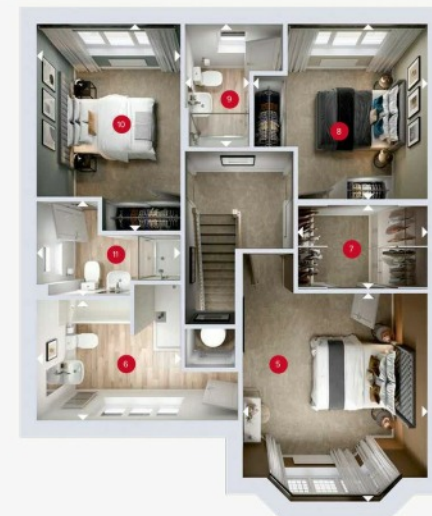
THE LEAMINGTON LIFESTYLE

GROUND FLOOR

1 Kitchen/Dining/ Family	25'0" x 12'8"	7.62 x 3.87 m
2 Lounge	17'9" x 11'8"	5.42 x 3.57 m
3 Cloaks	6'6" x 5'11"	1.99 x 1.80 m
4 Utility	6'1" x 5'11"	1.85 x 1.80 m

FIRST FLOOR

5 Bedroom 1	13'5" x 11'8"	4.09 x 3.57 m
6 En-suite 1	9'3" x 7'9"	2.83 x 2.37 m
7 Wardrobe	8'2" x 5'5"	2.49 x 1.65 m
8 Bedroom 2	11'5" x 11'0"	3.49 x 3.35 m
9 En-suite 2	8'1" x 4'2"	2.46 x 1.26 m
10 Bedroom 3	13'6" x 9'3"	4.13 x 2.83 m
11 En-suite 3	9'3" x 6'0"	2.83 x 1.83 m



FOR ILLUSTRATIVE PURPOSES ONLY, NOT TO SCALE

