



Ryknild Street
Lichfield

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Lovett&Co. Estate Agents are delighted to present for sale this exceptional four-bedroom detached family home, located in one of Lichfield's most prestigious residential areas, to the south of the city.

The property has been extensively renovated to an outstanding luxury finish, with no expense spared on the materials, fixtures, and workmanship throughout with the spacious interior totaling an impressive 2366 sq ft.

Boasting a contemporary open-plan layout, the ground floor is perfectly designed for modern family living. It features a striking entrance hallway leading seamlessly into the impressive kitchen-diner at the rear, complete with a marble-topped island and high-end integrated appliances. The space flows beautifully into a generous living area and an open-plan study. Additional ground floor features include a separate utility room, a stylish shower room, and access to the front-facing garage.

Upstairs, a spacious landing offers an additional sitting area and gives access to a luxurious family bathroom and four generously proportioned double bedrooms. The master suite benefits from a walk-in wardrobe and a private en-suite shower room.





High-end finishes can be found throughout the home, including porcelain tiled flooring, designer spot lighting, LED-lit bathrooms, a contemporary log-burning fireplace, and even bespoke water fountains in both the kitchen and on the landing—adding an extra sense of elegance and individuality.

Outside, the property enjoys a wide driveway providing off-road parking for several vehicles, and a beautifully landscaped rear garden. A raised patio terrace with a rendered feature wall provides the perfect setting for entertaining or al fresco dining, while a lower lawn area offers a safe and spacious area for children and pets.

ENTRANCE HALL:

Composite front door and UPVC windows to the front and side, porcelain tiled flooring, ceiling spot lights, openings to the living room, study and kitchen-diner, plus staircase to the top floor.

LOUNGE:

13' 11" x 24' 3" (4.25m x 7.40m)
Feature fireplace with fitted log burner, oak mantle and windows to the sides, carpeted flooring, ceiling and wall light points, window to the front, lath sliding doors to the rear patio and opening to the kitchen-diner.



OPEN PLAN KITCHEN-DINER:

24' 3" x 15' 9" max (7.40m x 4.81m)
Stunning open plan room with luxury fitted range of wall and base units incorporating cabinets, drawers and Quartz work surfaces plus a marble kitchen island, inset bowl sink and drainer with mono tap, separate drinking water tap, twin integrated NEFF self-cleaning ovens with warmer drawers, Bosch induction hob with extractor hood, integrated fridge and freezer with additional integrated single

fridge, dishwasher, recessed spot lighting, under cabinet and plinth lighting, ceiling light point, vertical radiator, window to the rear, dining area with French doors and window to the garden, door into the separate utility.

UTILITY:

10' 0" x 6' 2" (3.05m x 1.88m)

Further range of matching units incorporating cabinets, work tops, inset sink and drainer with mono tap, space for a washing machine and dryer, further integrated dishwasher, wall mounted Worcester Bosch boiler, spot lights and porcelain tiled flooring.



STUDY:

9' 0" x 8' 6" (2.75m x 2.60m)

Porcelain tiled flooring, ceiling spot lights, opening to the hallway, and doors to the garage and shower room.

SHOWER ROOM:

Stunning fitted suite comprising: walk in shower cubicle, wash hand basin set on wall mounted drawer units, low level WC heated towel rail, porcelain flooring and marble tiled walls, ceiling spot lights.

FIRST FLOOR LANDING:

Space for sofa, feature recess with fitted cabinets and drink water tap and sink, carpeted flooring, ceiling light point and spot lighting, window to the side, loft access hatch, doors off to the family bathroom and four double bedrooms.

FAMILY BATHROOM:

Stunning fitted suite with recess recessed LED strip lighting, free-standing bath with gold side tap, walk in shower cubicle, bowl wash hand basin set on a drawer units, gold heated towel rail, spot lighting and window to the side.





BEDROOM ONE:

17' 3" x 12' 6" (5.25m x 3.80m)

Walk-in-dressing area with fitted hanging and shelving units, carpeted flooring, radiator, ceiling light point, window to the rear and door to the en-suite.

EN-SUITE SHOWER ROOM:

Luxury fitted en-suite with marble tiled wall and flooring, walk in shower cubicle, low level WC, bowl wash hand basin set on drawer unit, heated towel rail, ceiling spot lights, cabinet and window to the rear.

BEDROOM TWO:

13' 6" x 12' 6" (4.11m x 3.80m)

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

BEDROOM THREE:

13' 11" x 11' 6" (4.25m x 3.50m)

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

BEDROOM FOUR:

13' 11" x 11' 8" (4.25m x 3.55m)

Carpeted flooring, ceiling light point, radiator, dormer window to the front and door to the eaves storage area.



GARAGE:

15' 5" x 5' 9" (4.69m x 1.75m)

Electric roller shutter front door, light and electric points, door directly into the study room.

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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