



Chatterton Avenue,
Lichfield, WS13 8EF

Offers in Excess of £749,500

Situated on the highly desirable Chatterton Avenue in an exclusive part of Darwin Park, Lichfield, this impressive four-bedroom extended family home offers an outstanding combination of generous living space and modern design located in a prime residential setting.

Ground Floor Accommodation

The property is set in a private, secluded part of the development and tucked away on a corner plot with ample driveway parking and a double garage. The front door opens into a welcoming entrance hall, setting the tone for the spacious and well-presented interior. Karndean flooring runs through the hallway and kitchen/orangery area. Off the hallway is a guest cloakroom and a home office. The main living room is bright and inviting, featuring a front-facing bay window and a media wall with feature gas flame fireplace and stone hearth, ideal for relaxing evenings. To the rear, the home has been thoughtfully extended to create a superb open-plan kitchen/dining/family space — the true heart of the home. The kitchen is fitted with a range of modern units topped with stylish, solid Mistral worktops by Karonia. The orangery extension benefits from floods of light from the lantern roof and bi-fold doors open to create a fabulous entertaining space.

First Floor Accommodation

Upstairs, the property boasts four well-proportioned bedrooms. The main bedroom benefits from built-in wardrobes and a stylish refitted en-suite shower room. The remaining three double bedrooms have built-in wardrobes and are served by a contemporary family bathroom, finished to a high standard, catering perfectly to modern family living.

Outside Space

Externally, the property continues to impress.

To the front, a block-paved driveway and a double detached garage provide off-road parking for multiple vehicles. A side gate leads to the rear garden which is private and well-maintained, featuring a decorative patio area and lawn — ideal for outdoor entertaining, family activities, or simply enjoying the peaceful surroundings.

Location

Chatterton Avenue is located within this exclusive part of Darwin Park and the Cathedral Walk provides a lovely stroll into Lichfield and all this vibrant city has to offer.

This executive detached family home is ideal for growing families or those seeking a premium home in one of Lichfield's most sought-after residential areas.

Call Paul Carr Lichfield to arrange an appointment to view!



Entrance Hall

Guest WC

Kitchen/Orangery/Family Room
6.54m (21'5") max x 6.21m (20'4") max

Utility Room

Living Room
7.72m (25'4") max x 3.63m (11'11")

Study/Office
2.59m (8'6") x 1.93m (6'4")

First Floor Landing

Bedroom 1
4.79m (15'8") x 3.62m (11'11")

En-suite

Bedroom 2
3.73m (12'3") x 3.58m (11'9")

Bedroom 3
3.06m (10'1") x 2.91m (9'7")

Bedroom 4
3.05m (10') x 2.56m (8'5") max

Family Bathroom

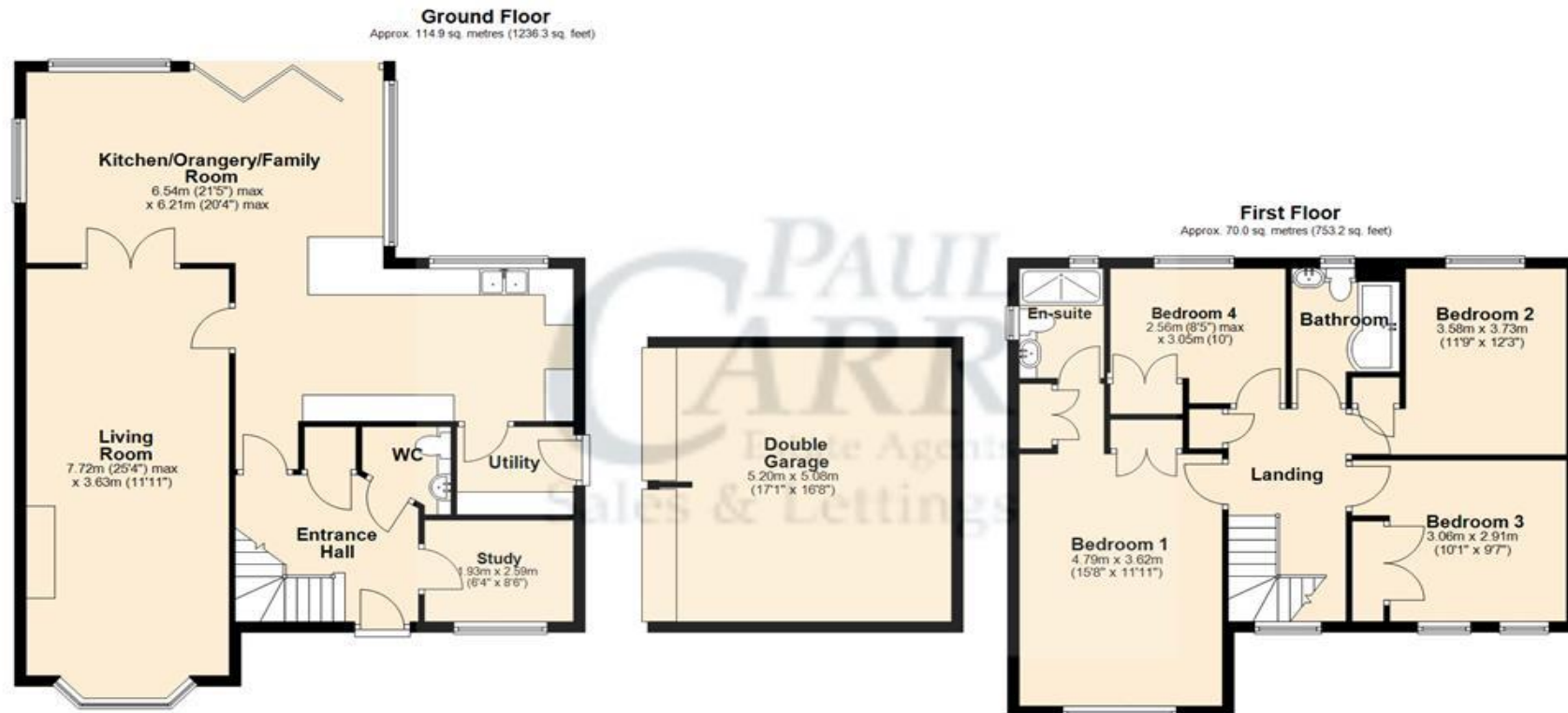
Detached Double Garage





Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Total area: approx. 184.8 sq. metres (1989.5 sq. feet)





Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market:

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