

Lovett 
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estate agents

Darnford Lane
Boley Park, Lichfield



Lovett&Co. Estate Agents are pleased to offer TO LET this beautifully presented and spacious four bedroom detached family home situated in sought after Boley Park area of Lichfield.

The can be let either unfurnished or part furnished (landlord flexible).

The property briefly comprises: entrance and reception hallways, spacious open plan lounge-diner, modern fitted kitchen-diner, separate utility, guest WC, integral double garage, landing, family bathroom, four double bedrooms with an en-suite to the master. The fourth bedroom is set up as and office.

Externally, the property offers private front driveway with ample parking, plus a superbly maintained south facing rear garden with patio and lawn areas, perfect for entertaining or for families to enjoy, with attractive mature planted borders.

Other benefits include: UPVC double glazing and gas central heating throughout.

Darnford Lane is situated in the established and sought after location of Boley Park and provides ease of access into Lichfield city centre with its diverse range of amenities. Excellent commuter links are available with the A38, M6 toll road, A5, A452 and there are both Cross and Inter City railway lines available.

The property falls into the catchment of both St Michael's and Kind Edwards schools.

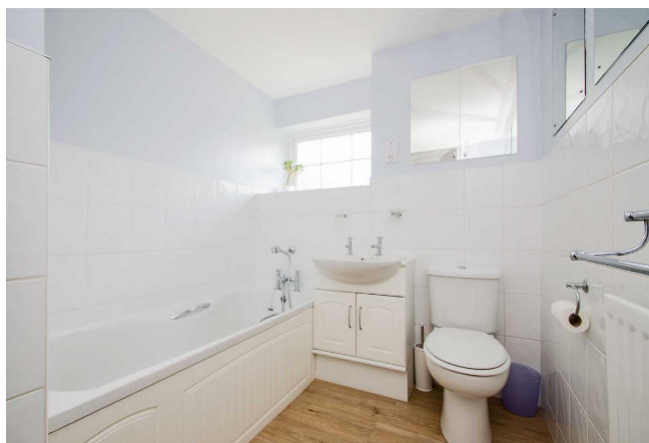
ENTRANCE:

UPVC entrance door, doors to the guest WC and reception hallway.

RECEPTION HALL:

Stairs to the first floor, doors to the lounge-diner and kitchen-diner.





OPEN-PLAN LOUNGE-DINER:

17' 11" x 22' 5" (5.47m x 6.82m)

Ample space for sofas in the lounge area and dining table with chairs to the rear, feature fireplace, windows to the front and rear, French doors to the garden.

KITCHEN-DINER:

11' 4" x 12' 0" (3.45m x 3.65m)

Modern fitted kitchen with Belfast sink and mixer tap, integrated appliances including: twin oven and grill, microwave, dishwasher, fridge, ample space for a dining table and chairs, window to the rear and door to the utility.

UTILITY:

7' 10" x 10' 2" (2.40m x 3.09m)

Further range of modern units with integrated washing machine and dryer, Belfast sink with mixer tap, door to the garage, window and door leading to the rear garden.

GUEST WC:

Suite comprising: low level WC and wash hand basin, window to the front.

DOUBLE GARAGE:

17' 3" x 13' 11" (5.25m x 4.25m)

Twin up and over front door, light and electric points, loft hatch to storage space.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to four bedrooms, family bathroom and airing cupboard.

BEDROOM ONE:

12' 1" x 11' 8" (3.69m x 3.56m)

Built in wardrobes and overhead cabinets, window to the rear and door to the en-suite.

EN-SUITE:

Modern suite comprising: shower cubicle, low level WC, cabinet wash hand basin and window to rear.

BEDROOM TWO:

12' 1" x 11' 8" (3.69m x 3.56m)

Built in wardrobe, window to the front.





BEDROOM THREE:

12' 1" x 10' 5" max (3.69m x 3.17m)
Built in wardrobe, window to the front.

BEDROOM FOUR/OFFICE:

12' 1" x 10' 5" max (3.69m x 3.17m)
Fitted range of office furniture and wardrobes.

FAMILY BATHROOM:

White suite comprising: bath with shower over, pedestal wash hand basin, low level W/C and window to the rear.

VIEWING:

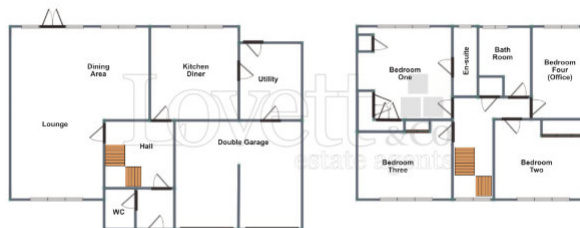
Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

DISCLAIMER:

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



For illustrative purposes only