



Norton Lane
Burntwood

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Lovett&Co. Estate Agents are pleased to offer for sale this immaculately presented four bedroom detached family home set over three floors with spacious living and sleeping accommodation.

The deceptively spacious property sits on a generous plot with a large rear landscaped garden accessed via the bi-fold doors from the stunning open plan living area with kitchen diner. There is also a private block paved driveway to the front offering space for up to four vehicles.

Internally the property is accessed via the entrance hallway with doors leading off to the cloak room, lounge and the kitchen diner with rear sitting area. There is also a utility accessed from the kitchen with a separate side entrance door. The large landing has doors to the three double bedrooms (with en-suite to the second bedroom) plus the modern fitted family bathroom, with a further staircase to the top floor landing with doors to a further bathroom and the master bedroom with Juliet balcony overlooking the rear garden.

The property benefits from UPVC double glazing, cavity wall and loft insulation, gas central heating provided by a modern Worcester Bosch boiler. There are also Ethernet sockets in all the rooms which are wired to a central networking router.

It is well placed to take full advantage of local shopping facilities, together with a range of further facilities including doctors surgery, superstore, good local schooling, and excellent leisure facilities. Commuter benefits include A5, A38 and the M6 toll Road linking the Midlands Motorway network and there are both Cross and Inter City railway lines available from Lichfield Cathedral City with its tourist links and Garrick Theatre, being approximately 4 miles away.

RECEPTION HALL:

Composite entrance door, ceiling light points, stairs to first floor with wooden balustrade with glass partitions, luxury flooring, radiator, doors to the cloakroom, lounge and kitchen diner.

LOUNGE:

12' 0" x 15' 7" (3.65m x 4.75m)
Feature fireplace with fitted recess duel fuel log burner and fitted flue, carpeted flooring, TV aerial & phone sockets, ceiling light points, radiator, window to the front.

OPEN PLAN LIVING ROOM / KITCHEN:

21' 2" x 21' 7" (6.45m x 6.57m)
Range of modern fitted matching wall and base units incorporating cabinets, drawers and work surfaces plus a kitchen island with an induction hob, twin integrated electric oven/grills, integrated full height fridge, dishwasher, larder with corner carousel, inset bowl sink and drainer with mono tap, space for a dining table and chairs, rear living space with pitched roof and electric operated Velux skylights, recess spot light lights, radiators, and bi-fold doors to the rear garden.

UTILITY:

10' 10" x 5' 9" (3.29m x 1.76m)
Fitted base units with cabinets, work surfaces and space for a washing machine and dryer, large cupboard housing a cabinet freezer (not included), wall mounted Worcester Bosch boiler, radiator and door to the side.

GUEST CLOAKROOM:

Modern fitted suite with a low level WC, wash hand basin, radiator, light point, extractor and window to the front.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to three bedrooms, family bathroom and further staircase to the second floor landing.

BEDROOM TWO:

10' 10" x 11' 11" (3.29m x 3.62m)
Karndean flooring, ceiling light point, radiator, window to front and door to the en-suite shower room.

EN-SUITE SHOWER ROOM:

Modern white suite comprising: shower cubicle, low level WC, wash hand basin, recess spot lights, heated chrome towel rail and window to the side.

BEDROOM THREE:

11' 1" x 11' 7" (3.38m x 3.52m)
Carpeted flooring, ceiling light point, radiator and window to rear.

BEDROOM FOUR:

9' 8" x 11' 6" (2.95m x 3.51m)
Carpeted flooring, ceiling light point, radiator and window to rear.





FAMILY BATHROOM:

Modern white suite comprising: slipper bath with chrome side taps, separate shower cubicle, wash hand basin, low level W/C, wall tiling, ceiling spot lights, extractor, heated chrome towel rail and window to the front.

SECOND FLOOR LANDING:

Carpeted flooring, recess spot lights, two Velux windows to either side, doors to the bathroom and master bedroom.

MASTER BEDROOM:

11' 10" x 12' 0" (3.60m x 3.66m)
 Carpeted flooring, radiator, ceiling light point, two Velux windows to either side, French doors opening to the Juliet balcony overlooking the garden.

BATHROOM:

Modern white suite comprising: large corner bath with side taps and shower attachment, separate shower cubicle, low level WC, wash hand basin, recess spot lights heated chrome towel rail, extractor fan, two Velux windows to either side and window to the front.

EXTERNALLY:

At the front is a block paved driveway with parking for up to four vehicles leading up the main entrance door. The large private rear garden is enclosed by fenced borders with gated

side access and features; patio area, lawn, shed, various trees, shrubs and flowerbeds and is accessed directly from the bi-fold doors on the back of the house making it great for entertaining.

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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