



Ruston Road  
Burntwood

# Ruston Road Burntwood



Lovett&Co. Estate Agents are pleased to offer for sale this immaculately presented four bedroom detached family home situated on the popular modern residential development Burntwood Manor site.

The property has been fully finished to a high standard throughout making it a great alternative to some of the current new build properties in the area. The property briefly comprises: entrance hallway, lounge, open plan high specification fitted kitchen diner, separate utility, guest WC, gallery landing, four good sized bedrooms, bathroom and en-suite to the master. Externally there is a private three car driveway, detached garage and a landscaped private rear garden.

The property still benefits from an NHBC guarantee as well as UPVC double glazing, wall and loft insulation, plus gas central heating throughout.

Set on the brand new Burntwood manor development the property 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, library 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 front door, tiled flooring, ceiling light points, useful storage cupboard, stairs to first floor and doors to the lounge, kitchen diner and guest WC.

## LOUNGE:

15'3" x 10'11" (4.65m x 3.33m)

Carpeted flooring, light point, radiator, TV aerial and phone sockets and window to front.

## OPEN PLAN KITCHEN DINER:

19'4" x 9'7" (5.89m x 2.92m)

Featuring a comprehensive range of fitted wall, base and drawer units with wooden effect work surfaces, inset one and half bowl stainless steel sink unit and drainer with mixer tap over and a range of integrated appliances including a gas hob with splash back and extractor hood, integrated

electric oven, integral dishwasher, fridge and freezer, vinyl tiled flooring, space for a dining table and chairs, central heating radiator, two ceiling light points, door to the utility room and French doors to the rear garden.

## UTILITY:

4'3" x 6'5" (1.29m x 1.96m)

Fitted work top with space and plumbing for a washing machine and dryer, vinyl wood effect flooring, ceiling light points, radiator, window to the side.

## GUEST WC:

Modern white suite comprising: low level WC, wash hand basin, ceramic tiled flooring and walls, radiator and light point.

## FIRST FLOOR GALLERY LANDING:

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

## BEDROOM ONE:

10' x 8'11" (3.05m x 2.72m)

Carpeted flooring, radiator, ceiling light point, door to en-suite and window to front.

## EN-SUITE:

Modern fitted suite comprising: recessed shower cubicle with shower inset, low level W.C, wash hand basin, ceiling light point, window to side and a ceiling extractor fan.

## BEDROOM TWO:

10'3" x 10'2" (3.12m x 3.1m)

Carpeted flooring, ceiling light point, radiator and window to rear.

## BEDROOM THREE:

9' x 9' (2.74m x 2.74m)

Carpeted flooring, ceiling light point, radiator and window to front.

## BEDROOM FOUR:

9' x 6'10" (2.74m x 2.08m)

Carpeted flooring, ceiling light point, radiator and window to rear.





**FAMILY BATHROOM:**

White suite comprising: panelled bath,, low level W.C, and wash hand basin, tiling to splash areas, window to side, radiator and a ceiling light point.

**DETACHED GARAGE:**

Approached via the driveway through an up and over door, both light and power points, pitched roof offering extra storage space.

**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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