



Burntwood Road
Hammerwich

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Lovett&Co. Estate Agents are delighted to offer for sale this spacious four bedroom executive style property occupying a large corner plot in the sought after semi-rural village of Hammerwich.

Finished throughout to a high specification including air-conditioning to the bedrooms and conservatory, the property is designed with generous living and sleeping accommodation which briefly comprises: porch, entrance hallway, spacious lounge, dining room, breakfast kitchen, separate utility, conservatory, study and double garage, gallery landing, family bathroom, plus four double bedrooms with an en-suite to the master.

The large plot boasts parking for several vehicles as well as substantial private side and rear a garden areas which collect the sun all afternoon and evening. The views from the rear look over the surrounding countryside and farmland.

Other benefits include: UPVC double glazing, gas central heating throughout, air conditioning units servicing the first floor and conservatory, plus solar panels giving a significant rebate each year on energy your bills. There is also an IP connected alarm system and CCTV with remote access via a smartphone app.





RECEPTION HALL:

Accessed via the entrance porch it features: entrance door, Amtico flooring, radiator, ceiling light point, useful storage cupboard, stairs to first floor and doors to the lounge, dining room, kitchen, WC and study.

LOUNGE:

29' 0" into bay x 12' 2" (8.83m x 3.70m)
Feature recess gas fireplace, carpeted flooring, coving, ceiling and wall light points, radiator, bay window to the front, French door to the garden and dining room.

DINING ROOM:

11' 10" x 11' 8" (3.60m x 3.55m)
Carpeted flooring, ceiling light points, radiator and window to rear.

BREAKFAST KITCHEN:

10' 7" x 15' 5" (3.22m x 4.70m)
Range of high spec matching wall and base units incorporating cabinets, drawers and mixed Quartz and wooden work surfaces including breakfast bar, inset bowl sink and drainer with mono tap, integrated double oven and grill plus electric 4 ring hob with extractor hood, space for an American fridge freezer, integrated dishwasher, Karndean flooring, recess spot lights, radiator, window to side, doors to the rear conservatory and utility.



CONSERVATORY:

11' 10" x 11' 7" (3.61m x 3.53m)
Pitched poly-carbonate roof, with a UPVC set on a brick base, Karndean flooring, light and fan, air con unit that both cools and heats, French doors to the garden.

UTILITY:

Further range of matching wall and base units with cabinets, work tops, sink and drainer, space for a washer and dryer,

Karndean flooring, light point and door to the side garden area.

STUDY:

10' 7" x 7' 3" (3.23m x 2.20m)

Laminate flooring, light point, radiator, window to side and door in from the hallway. This could be turned into a home studio for business use with the window being changed to a doorway for separate access.

GUEST WC:

Suite comprising: low level WC, cabinet wash hand basin, Amtico flooring, wall tiling, light point, radiator and window to the front.

DOUBLE GARAGE:

17' 9" x 16' 7" (5.40m x 5.06m)

Twin up and over metal front doors, one of which is electrically remote control operated, wall mounted gas boiler, window to side, door to the side garden, plus large part boarded attic space accessed via a loft hatch.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, air-con vent, doors off to four bedrooms, family bathroom, airing cupboard and access to the loft via a hatch and pull down ladder.

MASTER BEDROOM:

11' 2" into wardrobes x 15' 4" (3.40m x 4.68m)

Built in wardrobes, air-con vent, carpeted flooring, radiator, recess spot lights, window to rear with open views of countryside and door to the en-suite.

EN-SUITE:

Modern fitted suite comprising: walk in shower cubicle, vanity unit with fitted cabinets, wash hand basin and low level WC, recess spot lights, heated towel rail, wall tiling, Karndean flooring and window to front.



**BEDROOM TWO:**

12' 0" x 12' 8" (3.67m x 3.86m)

Built in wardrobe, air-con vent, carpeted flooring, ceiling light point, radiator and window to front.

BEDROOM THREE:

12' 4" x 10' 8" (3.75m x 3.25m)

Air-con vent, carpeted flooring, ceiling light point, radiator and window to rear.

BEDROOM FOUR:

11' 10" x 7' 9" (3.61m x 2.35m)

Built in wardrobe, air-con vent, carpeted flooring, ceiling light point, radiator and window to front.

FAMILY BATHROOM:

Luxury fitted White suite comprising: Jacuzzi bath, separate shower cubicle, low level WC, vanity unit with wash hand basin and cabinet, wall tiling, recess spot lights, heated towel rail, window to rear.

EXTERNALLY:

At the front is a large block paved drive with parking for at least four vehicles which leads to the front entrance door and double garage which can accommodate a further two cars. The private rear garden is enclosed by fenced borders with gated side access and features; patio area ideal for entertaining, lawn, various trees, shrubs and flowerbeds plus access to the paved side garden. There are a number of outside sockets and water taps for your convenience.

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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