



Chestnut Close
Chasetown

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Lovett&Co. Estate Agents are pleased to offer for sale this stunning four bedroom executive detached property.

Finished to an extremely high standard throughout the 5 year old property features: entrance hallway, spacious front lounge, large open plan kitchen diner with luxury fitted kitchen, utility, WC, integral garage, gallery landing, family bathroom, four double bedrooms plus two en-suite shower rooms.

Externally there is a large on-off driveway with parking for at least four cars, plus a private two tier rear garden with generous patio area and lower level lawn.

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:

Karndeian flooring, recessed spot lighting, radiator, stairs to first floor accommodation and doors to dining-kitchen and lounge.

LOUNGE:

11' 1" x 17' 0" (3.38m x 5.17m)
Carpeted flooring, TV & phone sockets, ceiling light point, recessed spot lighting, two radiators and bay window to front.

HIGH SPEC FITTED DINING KITCHEN:

19' 2" x 12' 2" (5.84m x 3.70m)
Range of matching wall and base units incorporating cupboards, drawers and Quartz work surfaces, inset bowl sink and drainer with mono tap, integrated

double oven/grill, 4 ring induction hob with extractor fan, integrated fridge-freezer and dishwasher, Karndeian flooring, recessed spot lighting, dining area with ample room for table and chairs, storage cupboard, door to utility, window and French doors to the rear patio garden.

UTILITY:

6' 9" x 5' 10" (2.05m x 1.78m)
Matching wall and base units with fitted cabinets, work surface, inset sink and drainer with mono tap, door to w/c and rear garden, space for a washing machine and dryer.

GUEST W/C:

Suite comprising: w/c, pedestal wash hand basin, Karndeian flooring, ceiling light point, radiator and window to side.

INTEGRAL GARAGE:

9' 7" x 22' 4" (2.93m x 6.80m)
Up and over door, light and electric points.

FIRST FLOOR LANDING:

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

MASTER BEDROOM:

11' 1" x 13' 1" (3.38m x 3.99m)
Built in wardrobe, carpeted flooring, radiator, ceiling light point, door to en-suite and window to front.

EN-SUITE TO MASTER BEDROOM:

White suite comprising: walk in shower area, w/c, half height wall tiling, tiled flooring, ceiling light point, heated towel rail and window to side.

BEDROOM TWO:

10' 0" x 11' 10" (3.06m x 3.60m)
Carpeted flooring, ceiling light point, radiator, door to en-suite and window to rear.





EN-SUITE TO BEDROOM TWO:

White suite comprising: walk in shower area, w/c, wash hand basin, heated towel rail, half height tiled walls and flooring, window to side, and ceiling light point.

BEDROOM THREE:

10' 0" x 10' 0" (3.05m x 3.05m)
Built in wardrobe, carpeted flooring, ceiling light point, radiator, window to rear and side.

BEDROOM FOUR:

10' 0" x 9' 10" (3.05m x 3.00m)
Carpeted flooring, ceiling light point, radiator and window to front.

FAMILY BATHROOM:

White suite comprising: bath with shower over, wash hand basin, part wall tiling, Karndean flooring, ceiling light point, heated towel rail and window to rear.



EXTERNALLY:

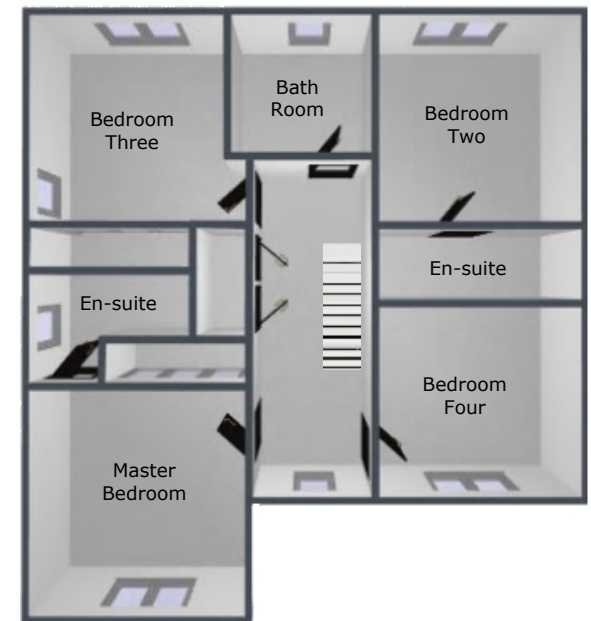
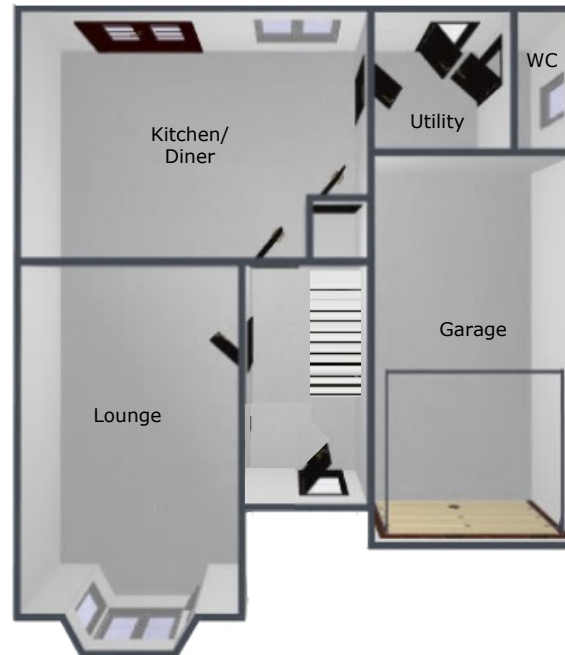
At the front is a tarmac drive with parking for at least 4 vehicles which leads to the front entrance door. The private two tier rear garden is enclosed by fenced borders with gated side access and features; patio area ideal for entertaining with steps down to a lawn area perfect for pets and children to play.

VIEWING:

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

DISCLAIMER:

These particulars are set up as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as representations or fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Lovett&Co has any authority to make or give any representation or warranty whatsoever in relation to this property.



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