



Boulton Close  
Hunslet, Burntwood

# Boulton Close Burntwood



Lovett&Co. Estate Agents are pleased to offer for sale this immaculately presented and deceptively spacious four bedroom detached house set on desirable end corner plot in a sought after cul-de-sac on the Hunslet estate.

The property has been finished to a high standard throughout and features a spacious lounge and brand new fitted open plan kitchen -diner, spacious and welcoming reception hallway, guest w/c, landing, four generous bedrooms with en-suite to the master and a new modern fitted family bathroom.

Externally the property offers an extremely private and secluded rear garden which extends to the side of the property with Astrturfed lawn area. Furthermore there is a tarmac drive with parking for three/four vehicles and a double garage.

The property benefits from high spec Camaro flooring in the hall, lounge and kitchen diner, new carpets upstairs, nest central heating system, ring doorbell system, new guttering, new electric consumer unit and solar panels which reduce energy bills as well as brand new windows and external doors, including bi-fold doors from to the garden.

The property is well placed to take full advantage of local shopping facilities available at Swan Island, 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:

Front entrance door with high spec key fob operated door handle, laminate flooring, ceiling light points, stairs to first floor accommodation and doors to W/C, kitchen and lounge.

## LOUNGE:

6.20m (20' 3") x 3.10m (10' 3")  
Camaro luxury flooring, bay window to front, coving, ceiling light points, radiators, door to dining room and double doors from the hallway.

## NEW FITTED KITCHEN-DINER:

6.32m (20' 9")' x 3.12m (10' 3")  
Range of brand new high spec matching wall and base units incorporating: cupboards, drawers, work surfaces, inset bowl sink and drainer with mono tap, integrated electric SMEG oven/grill and Hisense induction hob with rising extractor unit, further integrated NEFF dishwasher, plus washing machine and dryer, space for a fridge freezer, Camaro luxury flooring, ceiling light points, modern vertical radiators, window and bi-fold doors to the rear garden plus door to the side garden.

## FIRST FLOOR LANDING:

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

## BEDROOM ONE:

3.20m (10' 6") x 3.53m (11' 6")  
Built in mirrored wardrobe, carpeted flooring, radiator, ceiling light point, window to rear and door to en-suite.

## EN-SUITE:

Modern suite comprising: double shower cubicle, hand wash basin with cupboard and low level W/C. polyflor Camaro plank flooring, tiled walls and obscured window to side.

## BEDROOM TWO:

3.65m (12' 0") x 3.47m (11' 4")  
Built n wardrobe, carpeted flooring, ceiling light point, radiator and window to front.

## BEDROOM THREE:

3.65m (12' ") x 2.80m (9' 2")  
Carpeted flooring, window to rear, ceiling light points and radiator.





**BEDROOM FOUR:**

3.23m (10' 6") x 2.74m (9' ")

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

**FAMILY BATHROOM:**

White suite comprising: P shaped bath, pedestal wash hand basin, low level WC, wall tiling, vinyl flooring, ceiling light point and obscured window to side.

**EXTERNALLY:**

At the front is a tarmac drive with parking for three/four vehicles which leads to the front and side gardens and double garage. The front garden consists of flower beds and various bushes to the front with a path leading to the front door. The private rear garden is enclosed by fenced borders on one side with brick wall and elevation to the right and features; patio area ideal for entertaining, space for table and chairs, lawn, various trees, shrubs and flowerbeds. The property also benefits from a side garden with Astroturf area stretching to the double garage at the front.

**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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