



LAW

Mawgan Drive  
Boley Park



# Mawgan Drive Boley Park



Lovett&Co. Estate Agents are pleased to offer for sale this spacious four bedroom detached family home situated in a quiet cul-de-sac on a sought after residential estate.

The superbly maintained property briefly comprises: porch, entrance hallway, lounge, dining room, kitchen, utility and WC, conservatory, integral garage, landing, family bathroom, four well proportioned bedrooms and an en-suite shower room.

Externally there is a block paved driveway and lawn to the front plus a large south facing private rear garden with patio, lawn and mature planted flower beds and borders.

Other benefits include: UPVC double glazing, gas central heating, cavity wall and loft insulation.

Accessed off of Pentire Road, the property is situated in an established sought after location in the Boley Park Estate and provides ease of access into Lichfield city centre with its diverse range of amenities. Excellent commuter links are available with the A38, M6 toll road, A5, A452 and there are both Cross and Inter City railway lines available. There is excellent local schooling with the area falling under the King Edward School catchment.

## RECEPTION HALL:

Accessed the entrance porch it features: Entrance door, laminate flooring, ceiling light point, radiator, stairs to first floor and door to the lounge.

## LOUNGE:

14' 3" x 13' 8" (4.35m x 4.17m)

Feature fireplace with fitted coal effect gas fire, carpeted flooring, TV aerial & phone sockets, ceiling light points, radiator, window to the front and French doors to the dining room.

## DINING AREA:

9' 4" x 10' 11" (2.85m x 3.32m)

Carpeted flooring, ceiling light points, radiator, patio doors to the conservatory and door to the kitchen.

## KITCHEN:

7' 10" x 10' 11" (2.40m x 3.32m)

Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated double oven and grill, plus 4 ring gas hob with extractor hood, wall tiling, light point, pantry cupboard, window to the rear and door to the utility.

## CONSERVATORY:

9' 11" x 10' 5" (3.03m x 3.18m)

Pitched poly-carbonate roof, UPVC frame with a brick base, tiled flooring, ceiling light and fan, door to the garden.

## UTILITY:

8' 3" x 5' 10" (2.52m x 1.77m)

Fitted base units with cabinets, work tops, space for a washing machine and dryer, wall mounted Worcester Bosch boiler, sink and drainer, window and door to the rear garden.

## GUEST WC:

Modern fitted suite comprising: low level WC, cabinet wash hand basin, tiled walls and flooring, radiator, light point and window to the side.

## INTEGRAL GARAGE:

8' 6" x 17' 11" (2.59m x 5.45m)

Up and over front door, light and electric points, window to side.

## FIRST FLOOR LANDING:

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

## BEDROOM ONE:

14' 11" x 12' 9" max (4.54m x 3.89m)

Built in wardrobes and overhead cabinets, carpeted flooring, radiator, ceiling light point, windows to the front.

## BEDROOM TWO:

8' 10" x 14' 1" (2.70m x 4.30m)

Built in wardrobes and overhead cabinets, carpeted flooring, ceiling light point, radiator, window to the front and door to the en-suite.





**EN-SUITE:**

Suite comprising: shower cubicle, wash hand basin, fitted vanity unit with dresser top and cabinets, light point, radiator, carpeted flooring, extractor fan and window to the rear.

**BEDROOM THREE:**

10' 7" x 7' 6" (3.22m x 2.29m)

Built in wardrobes and over cabinets, carpeted flooring, ceiling light point, radiator and window to the rear.

**BEDROOM FOUR/STUDY:**

8' 3" x 7' 1" (2.51m x 2.16m)

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

**FAMILY BATHROOM:**

Suite comprising: large corner bath, pedestal wash hand basin, low level W/C, wall tiling, tiled flooring, ceiling lights, radiator and window to the side.



**EXTERNALLY:**

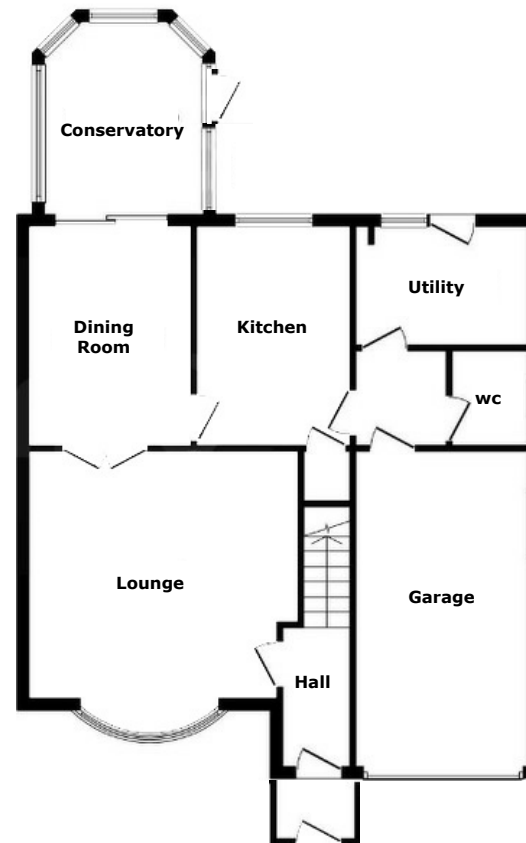
At the front is a paved driveway offering ample off road parking, plus a lawn garden with planted trees offering privacy from the curb. The private south facing rear garden is enclosed by fenced borders with gated side access and features; patio area ideal for entertaining, lawn, various trees, shrubs and flowerbeds, shed to the side and fish pond.

**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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