



Wakelin Way
Darwin View, Lichfield

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Lovett&Co. Estate Agents are pleased to offer for sale this stunning and immaculately presented the bedroom semi detached town house situated on the highly sought after Darwin view development.

The property is positioned towards the end of the cu-de-sac, quiet private plot and is not overlooked to the front.

The superb David Wilson home is less than one year old with almost ten years building and appliances guarantee remaining.

Internally it has been finished to an extremely high standard with an impressive high spec kitchen-diner, spacious welcoming reception hallway, guest w/c and large integral garage with utility area on the ground floor. On the first floor is a spacious bedroom which enjoys views of the countryside plus landing rear, shower room and lounge. Furthermore there are two double bedrooms with en-suite to them master, landing area and bathroom on the top floor. The second bedroom also benefits from countryside.

Externally the property offers a good sized rear garden and driveway with ample parking.

The property is situated on the sought after modern residential development of Darwin View, within walking distance of local amenities including: Waitrose, The Saxon Penny & The Barn Public Houses as well as Lichfield City centre with its wide range of shops, restaurants and other attractions whilst also being conveniently located for good local schooling and a number of other supermarkets. Commuter routes include A38, A5 & M6 toll road linking the midlands motorway network with both cross & inter city train services also available.

RECEPTION HALL:

Composite front entrance door, laminate flooring, ceiling light point, carpeted stairs to first floor,

radiator, under stairs storage cupboard and doors to kitchen-diner, garage and guest w/c..

OPEN PLAN KITCHEN/DINER:

Stunning modern fitted kitchen with a range of matching wall and base units with work tops and high gloss finished cabinets and drawers, integrated 5 ring Electrolux gas hob with stainless steel hood and splashback, integral Electrolux electric oven, integral fridge/freezer, integral dishwasher, inset ceiling spotlights, radiator, laminate floor and French doors to rear with flanking windows either side.

GUEST WC:

Suite comprising: low level WC, wash hand basin, laminate flooring and ceiling light point.

INTEGRAL GARAGE:

Up and over door, utility area, light and power points.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to bedroom and first floor lounge with further staircase to the second floor.

FIRST FLOOR LOUNGE:

Carpeted flooring, ceiling light point, two radiators, and two windows to rear.

BEDROOM TWO

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

MODERN FITTED SHOWER ROOM:

White suite comprising: tiled shower cubicle with mains shower, low level flush wc, pedestal wash hand basin, radiator and extractor fan.

SECOND FLOOR LANDING:

Carpeted flooring, ceiling light point, loft access, doors off to two bedrooms and bathroom.





MASTER BEDROOM:

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

MODERN FITTED EN-SUITE:

White suite comprising: fully tiled shower cubic le with mains shower, low level flush wc, wash hand basin, tiled splashbacks radiator and extractor fan.

BEDROOM THREE:

11' 9" x 10' 6" (3.59m x 3.21m)

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

MODERN FITTED BATHROOM:

White suite comprising: panel bath, low level flush wc, wash hand basin, tiled splashbacks, radiator and Velux window.

EXTERNALLY:

To the front is a driveway offering off road parking which leads to the front door and garage. The good sized private landscaped rear garden is enclosed by fenced borders and features; patio areas ideal for entertaining and lawn.



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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