



Armada Close
Lichfield

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Lovett&Co. Estate Agents are pleased to offer for sale this superbly presented four bedroom detached family house situated on a sought after modern residential estate in the south of Lichfield.

Discretely positioned down a shared private driveway with just a handful of other properties the this spacious family home briefly comprises: entrance hallway, lounge, dining room and separate study/sitting room, stunning recently fitted Wren kitchen (18 months old), utility and WC, landing, modern fitted family bathroom, four bedrooms and an en-suite to the master.

Externally there is a driveway with parking for at least two vehicles plus detached garage, and a large private west facing rear garden which collects the sun all afternoon and evening, perfect for entertaining guest and for families and pets to play.

Other benefits include: UPVC double glazing and gas central heating provided by a new fitted boiler (2023).

The property is situated on the sought after modern residential development of Darwin Park, within walking distance of local amenities including: Waitrose, The Saxon Penny 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:

Entrance door, solid wood flooring, ceiling light point, radiator, stairs to the first floor, doors to the lounge, kitchen, study and WC.

LOUNGE:

10' 4" x 13' 11" (3.15m x 4.25m)

Feature fireplace with fitted coal effect gas fire, solid wood flooring, TV aerial sockets, ceiling light points, radiator, bay window to the front, French doors to the dining room.

DINING ROOM:

10' 4" x 9' 11" (3.15m x 3.01m)

Solid wood flooring, ceiling light point, radiator, French doors to the garden, door to the kitchen.

NEW FITTED KITCHEN:

14' 11" x 9' 11" (4.55m x 3.01m)

Range of matching modern fitted wall and base units incorporating cabinets, drawers and Quartz work surfaces plus complimentary copper trim and down-lighting, inset bowl sink with mono tap, integrated electric oven and grill plus 4 ring gas hob with extractor hood, further integrated fridge and freezer, dishwasher, laminate flooring, spot lights, windows to the rear and opening to the utility.

STUDY/SITTING ROOM:

8' 3" x 10' 4" (2.51m x 3.16m)

Solid wood flooring, ceiling light point, radiator and bay window to the front.

UTILITY:

Matching wall and base units with cabinets, work tops, space for a washing machine, cabinet housing the new boiler, laminate flooring, spot light and door to the driveway.

GUEST WC:

Modern fitted suite comprising: low level WC, cabinet wash hand basin, solid wood flooring, light point and extractor.

FIRST FLOOR LANDING:

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

BEDROOM ONE:

13' 7" x 9' 7" (4.14m x 2.92m)

Built in double twin wardrobes, carpeted flooring, radiator, ceiling light point, dressing are to the en-suite and windows to the front.





EN-SUITE:

Modern fitted suite comprising: shower cubicle, low level WC, large cabinet wash hand basin, radiator, spot lights, electric shave point, window to front.

BEDROOM TWO:

8' 8" x 12' 2" (2.65m x 3.71m)
Carpeted flooring, ceiling light point, radiator and window to rear.

BEDROOM THREE:

9' 0" x 10' 7" (2.75m x 3.22m)
Carpeted flooring, ceiling light point, radiator and window to rear.

BEDROOM FOUR:

7' 3" x 8' 7" (2.21m x 2.61m)
Carpeted flooring, ceiling light point, radiator and window to rear.

FAMILY BATHROOM:

White suite comprising: P shaped bath with shower above and screen, cabinet wash hand basin, low level W/C, wall tiling, laminate flooring, ceiling spot lights, heated chrome towel rail and window to the side.

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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