



Sister Dora Avenue
St Matthews, Burntwood

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Lovett&Co. Estate Agents are pleased to offer for sale this well presented and spacious four bedroom detached family home situated on a desirable large plot set back from the roadside with a stunning mature south west facing rear garden.

The property briefly comprises: entrance hallway, spacious through lounge with adjoining dining room, modern fitted breakfast kitchen with separate utility, guest WC, open landing, large family bathroom, four double bedrooms with an en-suite and dressing area to the master bedroom.

Externally there is a private driveway with parking for up to five vehicles, plus a detached double garage and the aforementioned south facing private rear garden which collects the sun all day long and features: landscaped patio areas perfect for entertaining, lawn, fish pond and well established planted borders. There is also a side garden with hedged front border offering further privacy from the curb.

Other benefits include: UPVC double glazing throughout and gas central heating provided by a modern fitted combi' boiler.

It is situated on the St Matthews estate just outside of Burntwood and is well placed to take full advantage of local shopping facilities available in Burntwood, 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:

UPVC front door, laminate flooring, ceiling light point, phone point, cloakroom, stairs to first floor accommodation and doors to kitchen, guest WC, dining room and lounge.

LOUNGE:

21' 0" x 11' 11" (6.40m x 3.63m)

Feature fireplace with fitted flame effect electric fire, carpeted flooring, coving, TV aerial, ceiling light points, window to front, French door to the dining room and French doors to garden patio area.

DINING ROOM:

12' 9" x 11' 7" (3.89m x 3.53m)

Carpeted flooring, ceiling light points, radiator, coving and bay window to the rear.

MODERN FITTED BREAKFAST KITCHEN:

16' 2" x 8' 9" (4.93m x 2.67m)

Range of matching bespoke made wall and base units incorporating roll top work surfaces and breakfast bar, inset sink and drainer with mono tap, integrated double oven and grill plus gas hob and extractor hood, integrated dishwasher and fridge, further space for a fridge-freezer, recess spot lights, tiled flooring, window to rear and door to the utility.

MODERN UTILITY:

Matching base units with fitted cabinets, surfaces with inset bowl sink, space and plumbing for washing machine and dryer, tiled flooring, radiator, window to front and door to the side leading to the garage and rear garden.

GUEST WC:

Suite comprising: low level WC, hand wash basin, vinyl flooring, radiator, ceiling light point and window to front.

FIRST FLOOR LANDING:

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

MASTER BEDROOM:

13' 3" x 12' 5" (4.04m x 3.78m)

Bespoke fitted wardrobes and dressing table with drawers, carpeted flooring, radiator, ceiling light point, window to rear, archway to dressing room with further fitted wardrobes and door to the en-suite

EN-SUITE:

Suite comprising: shower cubicle, vanity unit with cabinet wash hand basin and low level, laminate flooring, radiator, spot lights and obscure window to the front.

BEDROOM TWO:

11' 8" x 10' 0" (3.56m x 3.05m)

Fitted wardrobes, carpeted flooring, ceiling light point, radiator and window to rear.





BEDROOM THREE:

9' 5" x 9' 3" (2.87m x 2.82m)
Fitted wardrobe, carpeted flooring, ceiling light point, radiator and window to front.

BEDROOM FOUR:

9' 6" x 7' 10" (2.90m x 2.39m)
Carpeted flooring, ceiling light points, radiator and window to rear.

FAMILY BATHROOM:

Modern suite comprising: large corner panelled bath, separate walk in shower cubicle with electric shower, pedestal wash hand basin, low level WC, complimented part wall tiling, radiator, inset ceiling spot lights, vinyl flooring and obscure window to front.



DETACHED DOUBLE GARAGE:

Twin up and over front doors, electric and ceiling light points, side personal door to the garden, pitched roof with attic storage space.

TENURE:

We have been advised that the property is freehold.

VIEWING:

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

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