



23 Gaiafields Road, Lichfield, WS13 7LT



Enjoying a secluded position beyond a secure gated entrance is this contemporary detached residence, showcasing beautifully presented and recently modernised interiors, five double bedrooms and landscaped gardens. Having been upgraded to a superb specification in recent years, this impressive detached home benefits from a refitted kitchen with stunning Orangery off, refitted master en suite and bathroom, oak doors throughout and replacement of the original staircase with a contemporary oak and glass balustrade.

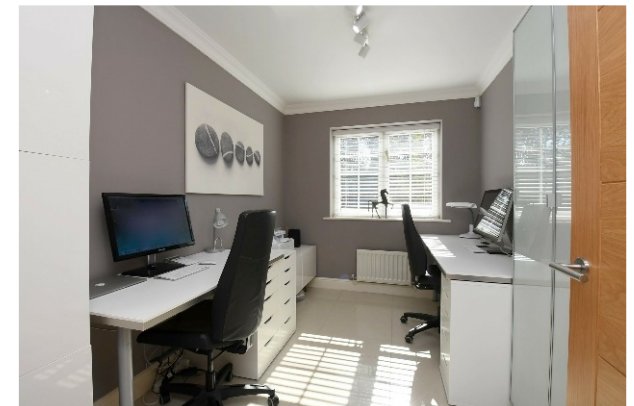
The interiors are set over two floors and briefly comprise porch, reception hall, three reception rooms, open plan breakfast kitchen,

Orangery, utility and cloakroom to the groundfloor, with five double bedrooms, two en suites and a family bathroom to the first floor. Outside, a gated courtyard servicing just one additional property provides parking and access into the detached double garage, and beautifully landscaped gardens lie to the rear enjoying privacy to all sides and an open aspect onto the local primary school playing field.

Set a short walk from the centre of Lichfield, the property is ideally placed for local amenities, schools, commuter roads and rail stations. Within the character city centre of Lichfield are a range of shops, cafes and

restaurants, as well as the scenic Stowe Pools, historic medieval Cathedral and the renowned Beacon Park. The city is placed for convenient travel along the A515, A38 and M6 Toll, there are two rail stations (Trent Valley and Lichfield City) both providing direct links to Crewe, Birmingham and London and the International airports of Birmingham, East Midlands and Manchester are all within a comfortable drive. The property lies within a superb catchment area for state schools including King Edwards and The Friary as well as an Independent schools including the Cathedral School, Repton and Abbots Bromley.

- Impressive Executive Detached Home
- Exclusive Gated Setting
- Extended & Modernised Throughout
- Open Plan Breakfast Kitchen
- Orangery Dining Room
- Three Further Reception Rooms
- Porch, Reception Hall & Galleried Landing
- Five Double Bedrooms
- Two En Suites & Family Bathroom
- Gated Entrance to Ample Parking
- Detached Double Garage
- Secluded & Landscaped Gardens
- Open Aspect to Rear & Side
- Mains Gas CH & Double Glazed
- Walking Distance to City Centre & Well Placed for Rail Travel & Commuter Routes



An oak entrance door opens into the **Porch**, having dual aspect windows and a door leading into:

Reception Hall 5.48 x 3.29m (approx. 17'11 x 10'9) – max

A stunning welcome to this executive home, having tiled flooring, contemporary oak and glass staircase rising to the first floor and solid oak doors opening into:

Dining Room 3.48 x 2.94m (approx. 11'5 x 9'7)
Ideal as a playroom or formal dining room, having window to the front and tiled flooring

Study 3.5 x 2.33m (approx. 11'5 x 7'7)
A useful home office having window to the side and tiled flooring

Lounge 5.4 x 4.09m (approx. 17'8 x 13'5)
A spacious sitting room having gas living flame fireplace, windows to the rear and oak bifold doors opening into the **Orangery**

Open Plan Kitchen 6.9 x 4.41m 3.69m (approx. 22'7 x 14'5, 12'1)
Having been refitted to an excellent standard of finish, the kitchen comprises a range of high gloss acrylic wall and base units with Corian worktops over, housing an inset one and a half sink and a range of integral Neff appliances including dishwasher, fridge, freezer, double ovens and induction hob. The kitchen has a window to the front and Karndeans flooring extends into the **Breakfast Area** where there is a window to the side and an island unit providing a breakfast bar with power points below and an integral wine cooler. Leading into:

Orangery 5.2 x 3.02m (approx. 17'0 x 9'11)
A stunning space currently used as a dining room, having Karndeans flooring with under floor heating, bifold doors out to the rear gardens and a ceiling lantern providing plenty of natural light

Utility 2.35 x 1.57m (approx. 7'8 x 5'1)
With fitted wall and base units having laminate worktops over, housing an inset sink, spaces for washing machine and tumble dryer, window to the front and a door out to the side

Cloakroom
Fitted with wash basin set to vanity unit and WC, with tiled flooring





A modern oak and glass staircase rises to the first floor **Galleried Landing**, where there is a window to the rear, double doors to the **Airing Cupboard** and further oak doors opening into:

Master Bedroom 4.03 x 3.57m (approx. 13'2 x 11'8)

A spacious principal bedroom having fitted Air-Con unit, window to the front and a double fitted wardrobe. A door opens into:

En Suite 3.99 x 1.64m (approx. 13'1 x 5'4)

Comprising a contemporary refitted suite having wash basin set to vanity unit, WC and oversized walk in shower, with Porcelanosa tiling to the floor and walls, a chrome heated towel rail and an obscured window

Bedroom Two 4.06 x 3.03m (approx. 13'3 x 9'11)

A spacious double room having dual aspect windows and private use of:

En Suite 3.0 x 1.2m (approx. 9'9 x 3'11)

Fitted with pedestal wash basin, WC and shower, with a heated towel rail, tiled flooring, half tiling to walls and an obscured window to the side

Bedroom Three 3.92 x 2.35m (approx. 12'10 x 7'8)

With a double fitted wardrobe and a window to the front aspect

Bedroom Four 4.35 x 2.41m (approx. 14'3 x 7'10)

Having access to the loft via a drop down ladder and a window to the side with a pleasant open outlook over the school field

Bedroom Five 3.46 x 2.87m (approx. 11'4 x 9'5)

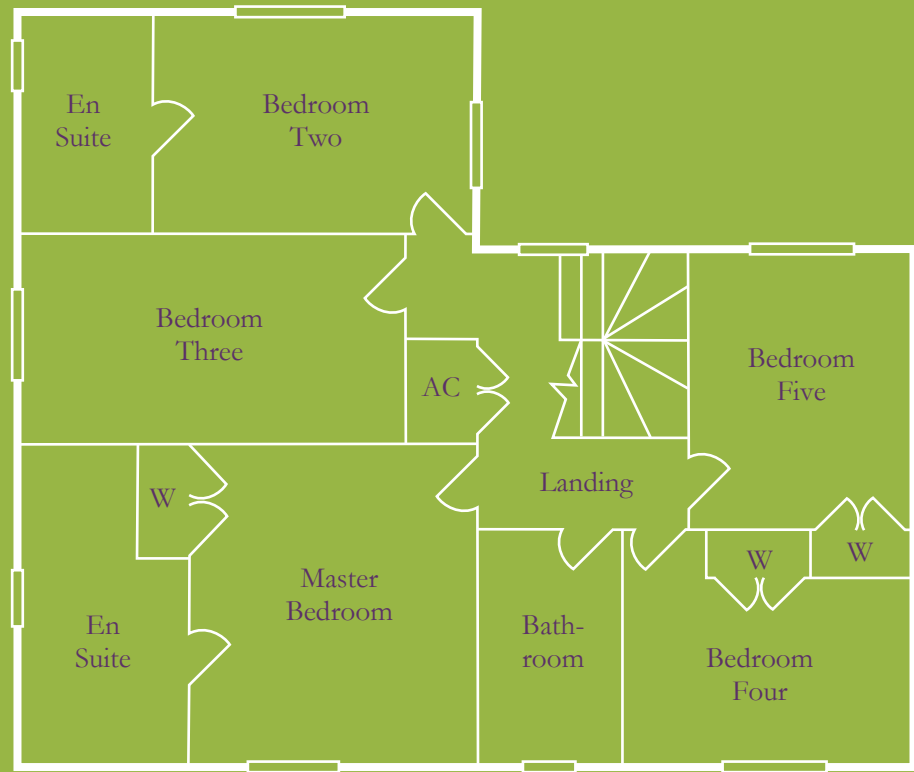
Another double room currently used as a dressing room, having double fitted wardrobe and a window to the rear

Refitted Bathroom 2.95 x 1.93m (approx. 9'8 x 6'3)

A modern suite comprises wash basin set to vanity unit, WC, bathtub and separate shower, with Porcelanosa tiled flooring and walls, an obscured window and a heated towel rail









Outside

The property sits on a secluded lane off Gaiafields Road which services just a handful of similar homes. Secure fob operated electric gates open into the courtyard to the front which services one other property, with a sweeping tarmac drive to the front providing plenty of parking. Twin electric doors open to the **Detached Double Garage** 6.02 x 5.98m (approx. 19'9 x 19'7) and there is an area of land to the rear of the garage ideal for use as storage space or for cultivation into a vegetable plot

Landscaped Gardens

A beautifully tended garden lies to the rear aspect, enjoying a sunny aspect and privacy to all sides. A paved terrace leads up to a decked seating area, and shaped lawns are edged with neatly stocked borders. The property benefits from exterior lighting, outdoor power points and a water point, and enjoys an open aspect over the local primary school's playing field to the side and rear



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

General note: Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.