



1 Thompson Way, Lichfield, WS13 8GD

 Parker
Hall

Enjoying an idyllic outlook over mature grounds to the front is this executive detached former showhome, benefitting from generous accommodation, five bedrooms and an established landscaped corner plot with a detached garage housing ideal space for an Annexe, teenagers suite or home office. Finished to an exceptional specification and being offered with no upward chain, this executive residence has received a range of upgrades throughout to include AEG integral appliances to the kitchen, bespoke fitted wardrobes to four out of five bedrooms and landscaping to the south-west facing gardens. The interiors to this contemporary home comprise briefly galleried reception hall, spacious lounge, snug/playroom/home office, dining room, open plan dining & living kitchen, utility and cloakroom to the ground

floor, with five bedrooms off the first floor landing serviced by a family bathroom. The guest bedroom has a private en suite and the luxury master suite has a fully fitted dressing room and a private en suite. Outside, a sweeping driveway provides parking for numerous vehicles as well as access into the oversized detached double garage, which is fitted with a kitchenette and WC, offering potential for use as a self contained annexe, teenagers suite/games room or office for a home-run business. The garden extends to the front, sides and rear having been landscaped to a superb standard and offering a sunny space for outdoor seating.

Ideally situated for access to local amenities, schools, commuter roads and rail stations, this executive detached home lies within easy reach

of the centre of the Cathedral City of Lichfield. The desirable and historic city centre offers a range of pubs, cafes and restaurants, a shopping centre and supermarkets, as well as the scenic Stowe Pools, historic medieval Cathedral and the renowned Beacon Park, an area of over 70 acres of community gardens and parkland. The property benefits from convenient access to the A515, A38 and M6 Toll, there are rail stations (Trent Valley and Lichfield City) providing direct links to Crewe, Birmingham and London (in 80 minutes) and the International airports of Birmingham and East Midlands airports are both within a comfortable drive. The property lies within a superb catchment area for state schools including King Edwards and St Michaels as well as Independent schools including the Cathedral School, Repton and Denstone.

- Executive Detached Former Showhome Home on Desirable Corner Plot
- Rural Outlook & No Upward Chain
- Self Contained Annexe/Home Office Suite
- Upgraded Specification including Appliances, Flooring & Wardrobes
- Three Spacious Reception Rooms
- Open Plan Family Dining Kitchen
- Utility & Cloakroom
- Galleried Reception Hall & Landing
- Five Good Sized Bedrooms
- Master En Suite & Dressing Room
- Guest En Suite & Luxury Bathroom
- South West Facing Landscaped Gardens
- Detached Garage (ideal Annexe or Home Office) & Ample Parking
- 10 Years NHBC Warranty
- Well Placed for Amenities, Commuter Routes & Rail Travel



A block paved pathway leads from the drive to the entrance door, leading in turn to:

Reception Hall

An impressive welcome to this spacious family home, having tiled flooring, galleried staircase rising to the first floor and doors opening to two use fitted cloakroom cupboards. Doors open into:

Lounge 5.28 x 3.56m (approx. 17'4 x 11'8)

A generous formal sitting room having a window to the front with pleasant views over mature communal grounds. Double doors open to the **Dining Room**

Snug 3.5 x 2.42m (approx. 11'5 x 7'11)

A versatile reception room ideal as a playroom or home office. A window to the front enjoys a rural outlook

Open Plan Dining & Living Kitchen 6.66 x 5.8m (approx. 21'10 x 19'0) – max

A stunning family space comprising a comprehensively fitted kitchen and attractive dining and living room. The **Kitchen** comprises a contemporary range of gloss wall and base units with quartz work surfaces and upstands over, housing inset Franke sink with side drainer and a range of integral AEG appliances including dishwasher, double oven, gas hob with extractor hood above, fridge and freezer. A window overlooks the rear garden and tiled flooring extends into the **Family Room**, having ample space for both dining and living areas, windows to two aspects and double doors out the gardens. Doors open to the **Dining Room**, to a useful fitted understairs storage cupboard and into:

Utility 2.33 x 1.7m (approx. 7'7 x 5'6)

Fitted with units and quartz work surfaces coordinating with those of the kitchen, housing an inset Franke sink and spaces for both washing machine and tumble dryer (Zanussi appliances can be included in the sale). The wall mounted Potterton boiler is housed in here, The utility has tiled flooring and the door opens out to the side aspect and onto the drive

Dining Room 3.55 x 2.66m (approx. 11'7 x 8'8)

Another immaculately presented reception room ideal as a formal dining space or additional living room, having double doors opening out to the rear gardens and double doors into the **Lounge**

Cloakroom

Fitted with pedestal wash basin and WC, with half tiled walls and tiled flooring





Stairs rise to the first floor **Galleried Landing** which overlooks the **Reception Hall** below, having doors to the **Airing Cupboard** housing the Megaflow pressurised water cylinder and loft access point. Doors lead into:

Master Bedroom 4.02 x 3.63m (approx. 13'2 x 11'11)
An immaculately presented master suite, having a window to the front enjoying views over mature communal gardens and a superb **Dressing Room** 2.43 x 2.27m (approx. 2'11 x 7'4), having a range of bespoke wardrobes with hanging and storage space. With private use of:

En Suite 1.76 x 1.6m (approx. 5'9 x 5'2)
Fitted with a modern suite having wash basin, WC and double shower with rainfall shower head and handheld attachments, having tiled splashbacks, tiled flooring, chrome heated towel rail and an obscured window to the rear

Bedroom Two 3.52 x 2.66m (approx. 11'6 x 8'8)
Another generous double bedroom having bespoke fitted wardrobes, a window to the rear and private use of:

En Suite 2.7 x 1.43m (approx. 8'9 x 4'8)
Fitted with a white suite having wash basin, WC and double shower, with half tiling to walls, tiled flooring, chrome heated towel rail and Annette secured window to the rear

Bedroom Three 3.62 x 2.82m (approx. 11'10 x 9'3)
With fitted wardrobes and a window to the front with farmland views

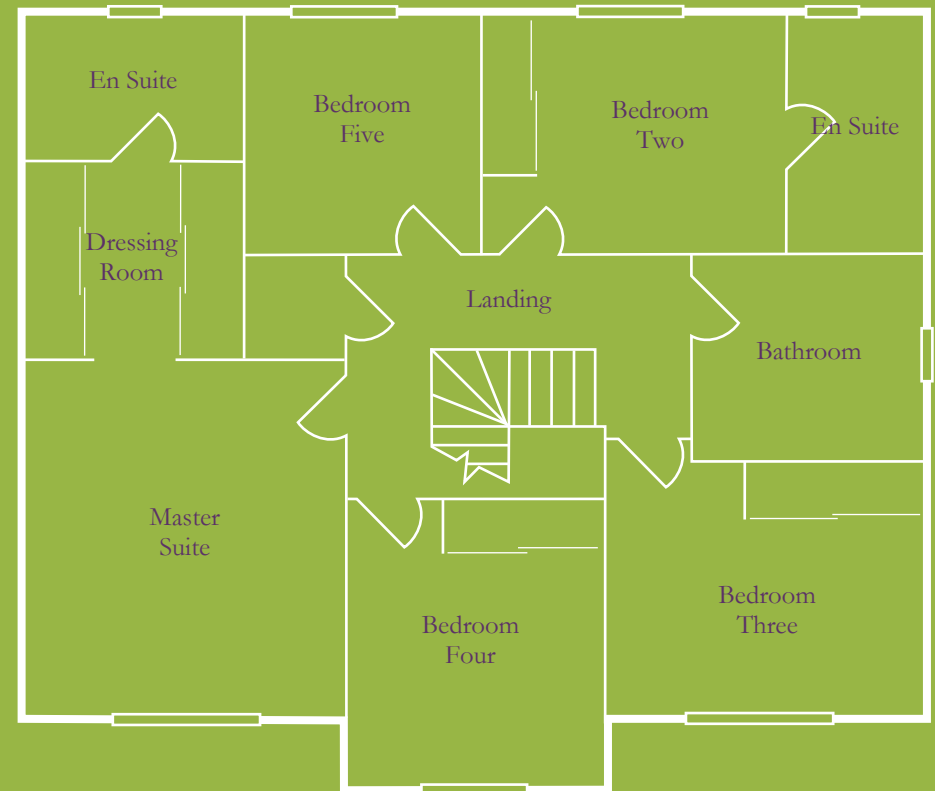
Bedroom Four 3.2 x 2.94m (approx. 10'5 x 9'7)
A fourth double bedroom having a window to the front and a large mirror fronted fitted wardrobe

Bedroom Five 2.7 x 2.67m (approx. 8'10 x 8'9)
With a window to the rear overlooking the gardens, this room is ideal as a fifth bedroom or study

Family Bathroom 2.54 x 2.35m (approx. 8'4 x 7'8)
A modern four piece suite comprises wash basin, WC, double ended bathtub and shower with rainfall showerhead and handheld attachment, with tiled flooring, half tiling to walls, and obscured window and a chrome heated towel rail









Outside

The property sits at the entrance to this desirable modern development, benefiting from the convenience of local amenities and commuter routes alongside easy access to surrounding countryside and leisure pursuits. The sweeping tarmac driveway leads through landscaped gardens to ample parking which sits to the fore of the **Oversized Detached Double Garage** which has twin entrance doors and a courtesy door to the rear. Formerly the showhome office, the garage would easily serve as an **Annexe, Teenagers Suite or Home Office**. The interior is finished to building regulation standards with tiled flooring, recessed spotlighting, a kitchenette and WC (ideal to install a full washroom)

Landscaped Rear Garden

The corner plot garden extends to an attractive size and has been landscaped including mature planting, shaped lawns and a deck terrace. A further paved terrace lies to the rear of the property which enjoys a south-westerly aspect and plenty of sunlight throughout the day. A timber garden shed is included in the sale, there is access into the rear of the garage and there is a gated access leading onto the drive.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	91 B
69-80	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.