



7 Fleming Drive, Streethay, Lichfield, WS13 8UW



Occupying a desirable plot, a peaceful location and uninterrupted countryside views is this executive detached home, showcasing substantially upgraded and generous Accommodation including five double bedrooms and established landscaped gardens with ample parking and a detached double garage housing ideal space for an annexe or home office. Enjoying a peaceful position on a private cul de sac servicing just two properties, this executive residence has received an array of upgrades to include integral kitchen appliances, upgraded tiling to all bathrooms, LED spotlighting and suspended bedside lights, bespoke fitted wardrobes to the master dressing room and fourth bedroom and immaculate landscaping to the rear garden.

The interiors comprise briefly galleried reception hall, spacious lounge, a home office, family 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 as well as a private en suite. Outside, the property sits to the end of a private block paved drive providing parking for a number of vehicles as well as access into the large detached double garage. The garage offers ideal space for conversion into a self contained office, gym or additional accommodation and the front of the property enjoys idyllic views and stunning sunsets over open countryside

where many rural walks can be found. The rear garden extends to a generous size offering ample space for outdoor entertaining, and the property benefits from a further 8+ years of the NHBC warranty as well as zoned Nest heating controls.

Ideally situated for access to local amenities, schools, commuter roads and rail stations, this executive detached home lies on a popular development in Streethay within easy reach of the centre of the Cathedral City of Lichfield. The development benefits from amenities within walking distance including a playground, basket ball court and district park, and there are plans for local shops to be built in the near future. The desirable city centre

offers a range of pubs, cafes, restaurants, a shopping centre, supermarkets and the historic medieval Cathedral, being one of only three cathedrals in England featuring three spires. Local leisure pursuits including Beacon Park and Lichfield Golf & Country Club, and a pleasant countryside walk to Curborough can be accessed directly from the property. The location offers ideal access to the A515, A38 and M6 Toll, there are rail stations providing direct links to Crewe, Birmingham and London and the International airports of Birmingham and East Midlands are both within driving distance. The property lies within a superb catchment area for state schools including King Edwards as well as Independent schools including the Cathedral School, Repton and Denstone.



- Executive Detached Home
- Desirable Setting with Idyllic Views to Front
- Upgraded Specification including Appliances, Flooring & Wardrobes
- Three Spacious Reception Rooms
- Open Plan Family Dining Kitchen
- Utility & Cloakroom
- Galleried Reception Hall & Landing
- Five Double Bedrooms
- Master En Suite & Dressing Room
- Guest En Suite & Luxury Bathroom
- Beautifully Landscaped Gardens
- Detached Double Garage & Ample Parking
- 8+ Years NHBC Warranty
- Desirable Setting on Sought After Development
- Well Placed for Amenities, Commuter Routes & Rail Travel

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

Reception Hall 4.4 x 3.06m (approx. 14'5 x 10'0)
An impressive welcome to this executive home, having tiled flooring, galleried staircase rising to the first floor with storage beneath and two useful fitted cloakroom cupboards. Doors open into:

Lounge 5.3 x 3.55m (approx. 17'4 x 11'8)
An immaculate formal sitting room having a window to the front with pleasant views over open countryside

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

A versatile space being ideal as a home office or play-room, having a window to the front enjoying 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 upgraded **Kitchen** is fitted with a range of gloss wall and base units with complementary work surfaces over, housing an inset sink with side drainer and a range of integral appliances including dishwasher, Zanussi double oven, five ring AEG gas hob with extractor hood above, fridge and freezer. A window overlooks the rear garden and tiled flooring extends into the **Dining Room**, having ample space for both dining and living areas, windows to two sides and double doors out the gardens. Doors open to the **Family Room** and into:

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

Fitted with wall and base units housing an inset sink and spaces for both washing machine and tumble dryer. The wall mounted Potterton boiler is housed discreetly in here, the utility has tiled flooring and a door opens out to the side aspect onto a private gated area which in turn opens out to the double garage and driveway

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

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

Cloakroom

Fitted with pedestal wash basin and WC, with Porcelanosa tiling to the walls and flooring and a chrome heated towel rail





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

Master Bedroom 4.0 x 3.67m (approx. 13'1 x 12'0)

An immaculately presented principal suite, having a window to the front enjoying rural views and a superb fully fitted **Dressing Room** 2.43 x 2.27m (approx. 7'11 x 7'5), having a range of bespoke mirrored wardrobes with hanging and storage space. With private use of:

En Suite 2.43 x 1.57m (approx. 7'11 x 5'1)

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 3.54 x 2.68m (approx. 11'7 x 8'9)

Another generous double bedroom having a window to the rear and private use of:

En Suite 2.67 x 1.18m (approx. 8'9 x 3'10)

Fitted with a white suite having wash basin, WC and double shower, with half tiling to walls, tiled flooring, a chrome heated towel rail and an obscured window to the rear

Bedroom Three 3.61 x 2.82m (approx. 11'10 x 9'3)

With a window to the front enjoying farmland views

Bedroom Four 3.18 x 2.92m (approx. 10'5 x 9'7)

Having a window to the front and a range of mirrored fitted wardrobes

Bedroom Five 2.7 x 2.68m (approx. 8'10 x 8'9)

A fifth double bedroom having a window to the rear overlooking the gardens

Family Bathroom 2.54 x 2.35m (approx. 8'4 x 7'8)

A modern suite comprises pedestal wash basin, WC, double ended bathtub and separate shower, with tiled flooring, half tiling to walls, an obscured window and a chrome heated towel rail







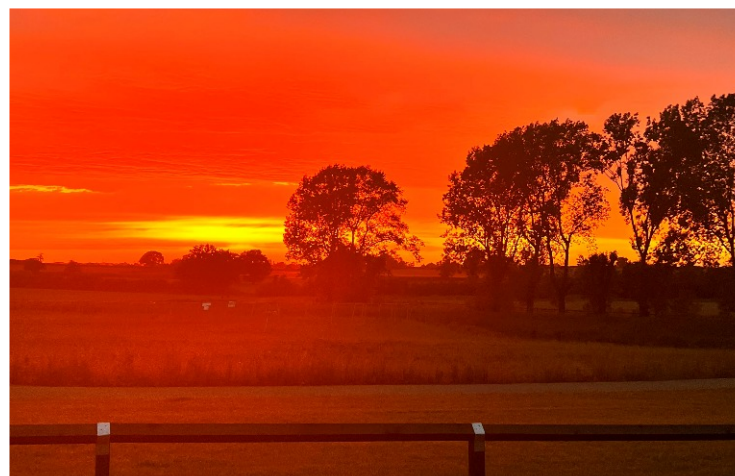


Outside

The property sits on a peaceful private cul de sac servicing just one other property on this desirable modern development, benefiting from the convenience of local amenities and commuter routes alongside fantastic uninterrupted views over and surrounding countryside and direct access to scenic walks and leisure pursuits. A block paved driveway leads to parking for a number of vehicles as well as access into the **Detached Double Garage** via twin up and over entrance doors, and a block paved pathway leads to the front door

Landscaped Gardens

Having been immaculately landscaped by the existing vendors, the garden is laid to manicured lawns, raised sleeper edged borders and a paved terrace. Enjoying a good degree of privacy, there is opportunity to landscape further to provide additional screening, and the garden has gated access out 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.