



Huntsmans Gate Hunslet, Burntwood

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Lovett&Co. Estate Agents are pleased to offer for sale this immaculately presented and superbly maintained four bedroom detached family home situated in a quiet cul-de-sac on the sought after Hunslet estate in Burntwood.

Occupying a large plot and set back from the main road there are a number of mature trees and parkland offering further privacy to the property.

The property briefly comprises: entrance hallway, large front lounge, rear dining room, breakfast kitchen, guest WC, rear utility, integral garage, open landing, family bathroom, four bedroom plus an en-suite to the master bedroom. The property also benefits from UPVC double glazing and gas central heating heating throughout provided by a modern Glow-worm boiler.

The Hunslet estate is one of Burntwood's premier residential areas and is well placed to take full advantage of local shopping facilities available at Swan Island, together with a range of further facilities including doctors surgery, superstore, good local schooling, and excellent leisure facilities.

The property also falls into the catchment for a number of excellent local primary and secondary schools, all within walking distance. 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:

Entrance door, tiled flooring, ceiling light points, radiator, useful storage cupboard, stairs to first floor and doors to the lounge, guest WC and breakfast kitchen.

LARGE FRONT LOUNGE:

13' 6" x 19' 10" into bay (4.12m x 6.05m)
Feature fireplace with fitted coal effect gas, carpeted flooring, coving, TV aerial, Internet & phone sockets, ceiling & wall light points, radiator, bay window to the front and French doors to the dining room.

DINING ROOM:

9' 9" x 11' 3" (2.96m x 3.42m)
Carpeted flooring, ceiling light points, radiator, patio doors to the rear garden and door to the breakfast kitchen.

BREAKFAST KITCHEN:

9' 9" x 14' 1" (2.98m x 4.30m)
Range of matching modern wall and base units incorporating cabinets and work surfaces, inset bowl sink and drainer with mono tap, integrated double oven and grill with 4 ring electric hob plus extractor fan, integrated fridge and dishwasher, breakfast area, tiled splash backs, tiled flooring, ceiling light points, radiator, window to the rear and doors to the utility and hallway.

UTILITY:

7' 10" x 10' 6" (2.40m x 3.19m)
Range of modern matching wall and base units with cabinets, work surfaces and inset sink and drainer with tap, space for a washing machine and dryer plus fridge freezer, tiled flooring, radiator, light point, window and door to the rear garden and door to the garage.

GARAGE:

8' 2" x 20' 1" (2.50m x 6.13m)
Up and over metal front door, light and electric points, wall mounted Glow worm boiler, pitched roof offering extra storage space.

GUEST WC:

Modern suite comprising: low level WC, cabinet wash hand basin, radiator, light point and window to the front.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, window to side, loft access hatch with pull down ladder to the boarder attic space, doors off to four bedrooms, family bathroom and airing cupboard.

MASTER BEDROOM:

13' 0" x 16' 4" into bay (3.95m x 4.98m)
Carpeted flooring, radiator, ceiling light point, bay window to front and door to the en-suite.





EN-SUITE SHOWER ROOM:

Modern suite comprising: shower cubicle, vanity unit with wash hand basin, low level WC and cabinets, wall and floor tiling, ceiling light point, heated chrome towel rail and window to the side.

BEDROOM TWO:

10' 1" x 9' 9" (3.08m x 2.98m)

Laminate flooring, ceiling light point, radiator and window to the rear.

BEDROOM THREE:

9' 10" x 9' 11" max (3.00m x 3.01m)

Carpeted flooring, ceiling light point, radiator, TV aerial point and window to the rear.

BEDROOM FOUR:

6' 11" x 10' 3" (2.12m x 3.13m)

Built in cupboard, carpeted flooring, ceiling light points, radiator, TV phone socket and window to the front.

FAMILY BATHROOM:

Modern white suite comprising: roll top bath with chrome side taps and shower attachment, pedestal wash hand basin, low level W/C, wall tiling, tiled flooring, heated chrome towel rail, ceiling lights and window to side.



EXTERNALLY:

At the front is a tarmac drive with parking for several vehicles which leads to the front entrance door and garage. On the front right is a lawn garden with a fenced border to the parkland as well as a number of shrubs and flower beds. The mature private rear garden is enclosed by fenced and brick wall borders with gated side access and features; patio area ideal for entertaining, lawn, a variety of mature trees, shrubs and flowerbeds.

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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