



Thropp Close, Darwin Park, Lichfield

Offers in Excess of
£425,000

- Three Bedroom Detached Home
- Stunning Presentation Throughout
- Modern Bathroom, En-Suite & Guest WC
- Large Living Room & Garden Room Extension
- Stunning Contemporary Kitchen Diner
- Driveway, Garage & Attractive, Private Rear Garden



Thropp Close, Darwin Park, Lichfield

Offers in Excess of £425,000

DESCRIPTION

This is one of the best three bedroom detached homes that you will see on the whole of the hugely desirable Darwin Park! Coming to the market impeccably appointed throughout and with a fabulous garden room extension to the rear, this is a very generous property sitting on an attractive and mature garden plot. The accommodation comprises an entrance hall with guest WC off, large living room and spectacular contemporary kitchen diner with a garden room to the rear. Upstairs are three good sized bedrooms and both a modern en-suite and bathroom. Outside is a driveway sitting in front of the garage, whilst to the rear is a very attractive mature garden plot which benefits from being very private, with a garden and patio accessed off the garden room. This is a must view property, so don't miss out and book in an early viewing!

ACCOMMODATION

ENTRANCE HALL

A front facing exterior door with double glazed panels inset opens to a through entrance hall fitted with a wood effect flooring and radiator whilst a staircase leads up to the first floor accommodation.

GUEST WC

The guest WC comprises a contemporary white suite including a low level flush WC and a vanity unit with wash handbasin and chrome mixer tap. There is a wood effect floor, radiator and extractor fan.

LIVING ROOM 16' 8" x 10' 2" (5.09m x 3.1m)

A generous dual aspect living room benefits from having a front facing UPVC double glazed window with contemporary wooden fitted shutters and rear facing UPVC double glazed doors with integrated shutters opening through to the garden room. There is also ceiling coving a radiator and further contemporary vertical radiator.

GARDEN ROOM 21' 4" x 10' 2"(Max) (6.5m x 3.09m(max))

A fabulous extended garden room has been added to the rear of the property with side and rear facing UPVC double glazed windows providing an attractive outlook over the private rear garden. Rear facing double doors open to the rear garden whilst the room is fitted with a laminate wood effect flooring with underfloor heating, radiator and air conditioning unit. The room also has recessed ceiling spotlights and doors leading through to both the kitchen diner and living room.

KITCHEN DINER 16' 8" x 14' 0"(max) (5.09m x 4.27m(max))

A magnificent kitchen diner has been fitted with contemporary matching base cabinets and wall units whilst a one and a half bowl Franke sink with pull out chrome mixer tap is set into the wood effect work surface with matching splashback. There is an integrated fridge freezer and Neff double oven as well as an integrated dishwasher and washing machine. The kitchen diner is fitted with a wood effect flooring, contemporary feature vertical radiator and recessed ceiling spotlights and front facing UPVC double glazed window with fitted contemporary wooden shutters, a rear facing UPVC double glazed window and useful under stairs storage cupboard.



LANDING

A staircase leads up to a bright first floor landing with rear facing UPVC double glazed window and radiator. There is also ceiling coving whilst the landing houses the loft access hatch and a cupboard containing the Worcester Bosch gas fired central heating boiler fitted in 2023.

MASTER BEDROOM 13' 0"(max into robes) x 10' 6" (3.97m(max into robes) x 3.19m)

A superb master bedroom is fitted with built in double wardrobes, a radiator and ceiling coving as well as a front facing UPVC double glazed window with contemporary fitted wooden shutters. The room also benefits from having an airt conditioning unit.

EN-SUITE

The en-suite is fitted with a contemporary white suite which includes a low level flush WC, pedestal wash hand basin with chrome mixer tap and shower enclosure. There is a tiled floor, tiled walls and recessed ceiling spotlights as well as an extractor fan, radiator and rear facing UPVC double glazed window.

BEDROOM 3 11' 1" x 7' 0" (3.39m x 2.14m)

By no means a box room is this good sized third bedroom, fitted with a radiator, ceiling coving and UPVC double glazed window with contemporary fitted wooden shutters.

BEDROOM 2 9' 6" x 7' 3" (2.9m x 2.22m)

A good sized second bedroom which is fitted with a radiator, ceiling coving and front facing UPVC double glazed window with contemporary fitted shutters. There is also a built in double wardrobe.

BATHROOM

The bathroom is fitted with a white suite which includes a low level flush WC, pedestal wash hand basin and a panelled bath with chrome mixer tap with shower head attachment. The walls and floor are tiled whilst there is a radiator, extractor fan and front facing UPVC double glazed window.

GARAGE 17' 10" x 8' 11" (5.44m x 2.73m)

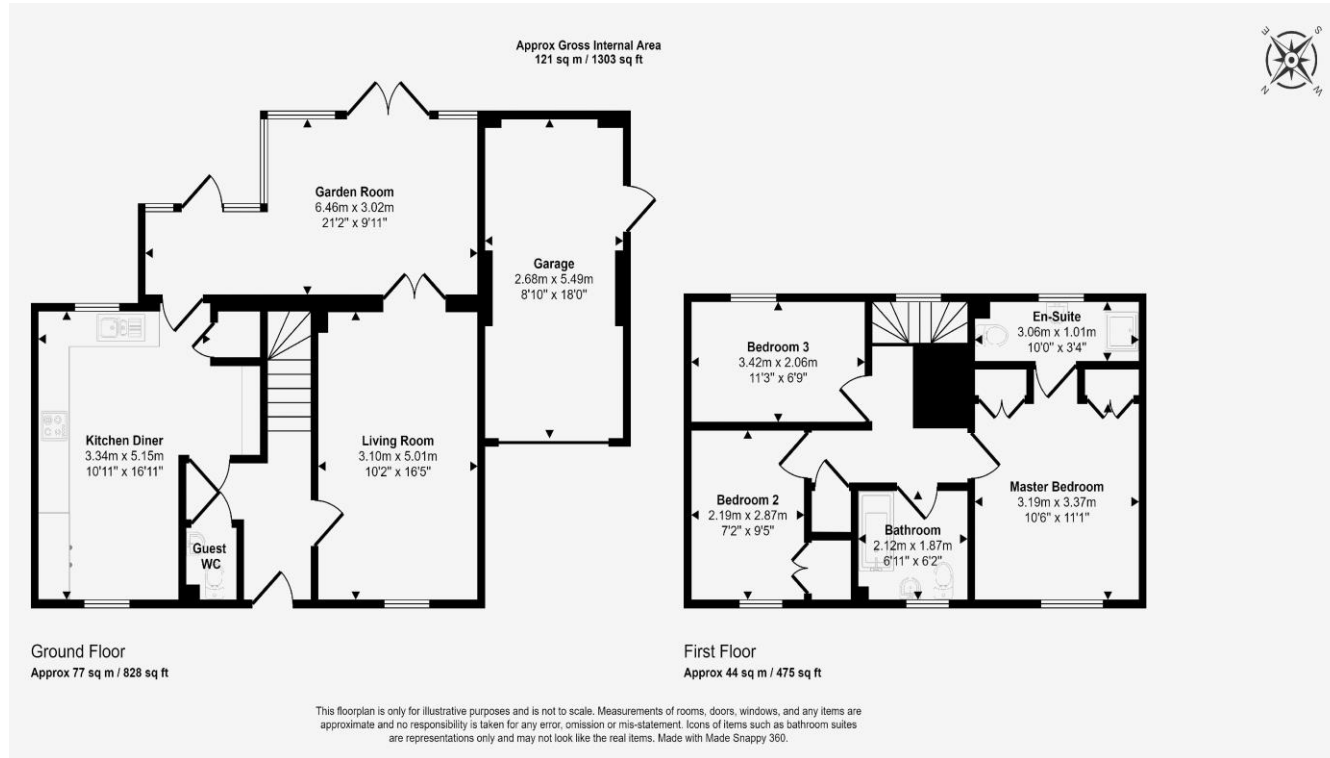
A front facing up and over garage door opens to a single garage with its own lighting and power. A side facing door gives access to a side access passage leading down to the rear garden.

EXTERIOR

The property sits on a very attractive and mature plot with a tarmac driveway sitting in front of the garage. There are paved pathways leading up to the front door and through a gate providing access to the rear garden. There is a lawned front garden with mature shrubs whilst to the rear is a private garden with substantial paved patio accessed off the garden room with a further circular paved patio sitting beneath a timber pergola. There are a range of mature ornamental trees and shrubs whilst a timber pergola leads down to a bin storage area.

Tenure: Freehold **Local Authority & Council Tax Band:** Lichfield District Council / D **Services:** We understand that the property is connected to mains gas, electric, water and drainage.

Please Note: These particulars are produced in good faith and as such do not constitute an offer or a contract nor do they form part of an offer or a contract. No person within Andrew Downing-Booth Estate Agents has any authority to make or give representation or warranty on any property. None of the services or appliances to the property have been tested so prospective purchasers should satisfy themselves as to the adequacy prior to committing themselves to the purchase of the property.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		