





**Dimbles Lane, Lichfield, WS13**

**Offers in Excess of £375,000**

### DESCRIPTION

Gated, in a country cottage, substantially extended and boasting a wonderful Oak Pavilion...ticking boxes you'd never expect in this price bracket! This large semi-detached home offers all the space you'd ever need for all the family whilst coming to the market well presented and in a country cottage style. The property boasts plentiful accommodation comprising an entrance hall, living room with multi-fuel burner, conservatory, vast family room and traditional kitchen diner with utility area off. The utility area also has space and plumbing for a guest WC to be installed if required. Upstairs are four / five bedrooms including three generous doubles, a large fourth single and a fifth that is set up as a study with loft room off, whilst there is a further loft room accessed off the second bedroom. The master boasts its own en-suite facilities and there is a modern family bathroom. Outside is also hugely impressive, with double gates opening to a driveway which sits in front of the garage, and a further gate opening to a pathway which leads to the front door. The frontage provides an ideal sitting area as it is so private, whilst the enclosed and private rear garden with extensive flagstone paved patio even has a fabulous Oak Pavilion and pond. This has to be viewed to be appreciated, so call us today and book in your visit!



## ACCOMMODATION

### ENTRANCE HALL

A front facing exterior door sits beside a front facing window and opens to an entrance hall with a side facing UPVC double glazed window. There is a wood effect floor, radiator, and staircase leading up to the first-floor accommodation.

### LIVING ROOM 17' 6" (max) x 12' 2" (5.33m (max) x 3.72m)

A generous living room is fitted with a multi fuel burning stove sitting within a recess in the chimney breast, with stone surround and a radiator. The room benefits from having a dual aspect, courtesy of the front facing UPVC double glazed window, and rear facing UPVC double glazed doors open through to the conservatory.

### CONSERVATORY 10' 10" x 9' 10" (3.30m x 3.00m)

A large centrally-heated conservatory has been added on to the rear of the property and is constructed of a low level brick base with UPVC double glazing looking out to the side and rear elevations. There is a laminate wood effect flooring and radiator, whilst rear facing double doors open out to the garden.

### FAMILY ROOM 21' 5" (max) x 8' 7" (6.54m (max) x 2.61m)

A large family room is fitted with laminate wood effect flooring, whilst there is a rear facing UPVC double glazed window and door opening to a cupboard containing the Baxi gas fired central heating boiler. There is also a radiator and a door opening to the garage.





### **KITCHEN / DINER** 20' 4" x 16' 1" (max) (6.20m x 4.89m (max))

A fabulous traditional style kitchen is fitted with a range of matching solid oak base cabinets and wall units, whilst a ceramic Belfast-style sink with brushed stainless steel mixer tap is set into a solid granite work surface with tiled splashback. The kitchen benefits from having an integrated larder-style fridge, dishwasher, and there is space for a range style cooker with extractor hood above. There is a window seat built into the bay, whilst there are front and rear facing UPVC double glazed windows and a radiator. There is also an under-stairs larder-style storage cupboard, recessed ceiling spotlights, and a tiled floor, whilst a recess opens through to a utility area.

### **UTILITY** 9' 9" (max) x 5' 3" (2.98m (max) x 1.60m)

The utility area is fitted with a range of matching wall units to those in the kitchen, whilst there is space for a washing machine and tumble dryer. The room is fitted with a tiled floor and both side and rear facing windows, as well as recessed ceiling spotlights and a radiator. There is also a side facing exterior stable door leading out to the garden and the room can be split back into a utility and separate guest WC if preferred.

### **LANDING**

A staircase leads up to a bright first-floor landing with two front facing UPVC double glazed window and radiator.

### **MASTER BEDROOM** 10' 8" (excluding robes) x 9' 9" (3.25m (excluding robes) x 2.96m)

A generous master bedroom is fitted with built in wardrobes, a radiator, and front facing UPVC double glazed window. There are also both TV and telephone points and a door opening up to the en-suite.

### **MASTER EN-SUITE**

The master bedroom benefits from having a contemporary en-suite which includes a white suite fitted with an integrated low-level flush WC, vanity unit with wash hand basin and chrome mixer tap, and a shower enclosure with rainfall style shower head and separate shower head attachment. The walls and floor are fully tiled, whilst there is a wall mounted chrome heated towel rail, recessed ceiling spotlights, and extractor fan.



**BEDROOM TWO** 11' 7" x 9' 1" (3.54m x 2.78m)

A second generous double bedroom is fitted with a laminate wood effect flooring, a radiator, and front facing UPVC double glazed window, whilst there is a useful open-fronted former wardrobe which is now used as a dressing area. This bedroom benefits from having a loft-access hatch with drop down wooden ladders which lead up to an impressive loft room.

**LOFT ROOM** 24' 10" (max) x 7' 0" (7.56m (max) x 2.14m)

An impressive loft room is accessed off the bedroom two beneath and benefits from having recessed ceiling spotlights and a double glazed skylight, whilst there is built in eaves storage and power.

**BEDROOM THREE** 10' 4" x 8' 9" (3.15m x 2.66m)

A third good sized double bedroom is fitted with a radiator, front facing UPVC double glazed window, and both TV and telephone points, whilst there is a useful large built-in eaves storage cupboard.

**BEDROOM FOUR** 9' 11" x 8' 1" (max) (3.03m x 2.46m (max))

By no means a box room is this generous fourth bedroom which is fitted with a radiator and rear facing UPVC double glazed window.

**STUDY / BEDROOM FIVE** 10' 9" x 5' 8" (including staircase) (3.27m x 1.72m (including staircase))

This useful space could be used as either a bedroom or study area and is fitted with a radiator and side facing UPVC double glazed window. A staircase leads up to a further loft room.

**LOFT ROOM TWO** 9' 9" (max) x 8' 6" (2.97m (max) x 2.58m)

Another impressive loft room, this time fitted with two double glazed skylights, a light, and large and useful built-in eaves storage cupboard.

**BATHROOM**

The contemporary family bathroom is fitted with a white suite which includes a low level flush WC, pedestal wash hand basin with chrome mixer tap and a panelled bath with chrome mixer tap and shower head attachment. There is a tiled floor and the walls are tiled to half way. There is also a radiator, recessed ceiling spotlights and two rear facing UPVC double glazed windows.







**GARAGE** 15' 3" x 8' 10" (4.64m x 2.68m)

A front facing up and over garage door opens to a garage which is fitted with lighting and two power sockets. An internal door gives access to the family room.

**EXTERIOR**

The property sits on a very attractive, yet low maintenance plot with double wooden gates opening to a block paved driveway providing ample off-street parking for two vehicles. The frontage has an artificial lawn and a range of mature shrub and tree beds, whilst there is a further wooden gate giving access to a block paved pathway which leads up to the storm porch sitting to the front

of the main entrance. To the rear is an enclosed and private rear garden with extensive flagstone paved patio providing a fabulous entertaining area on a summer's evening, whilst there is also a wonderful gazebo style garden room which benefits from having a solid oak floor and is constructed of solid oak and also provides yet another perfect entertaining area. To the rear of the plot is a large pond, whilst the garden also benefits from having a range of mature trees and shrubs. There is also a useful garden shed. The garden also benefits from both external water and power points.







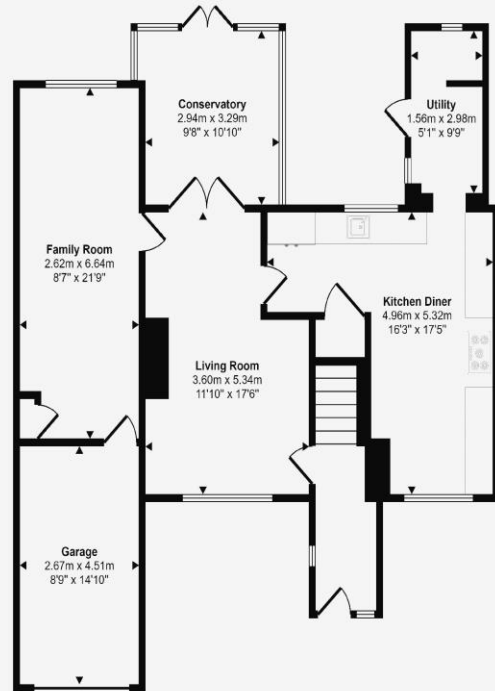
**Energy Efficiency Rating**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77   C
55-68	D	69   C	
39-54	E		
21-38	F		
1-20	G		



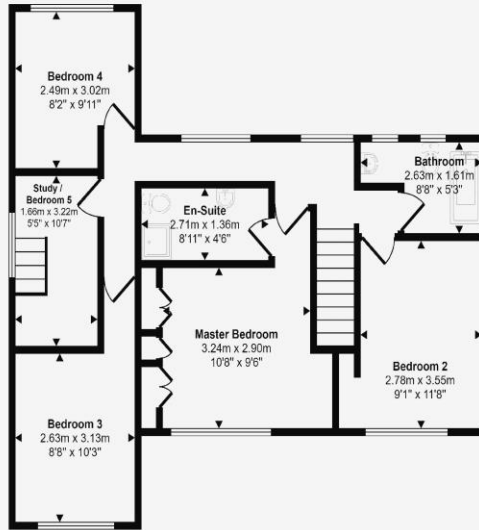


Approx Gross Internal Area  
182 sq m / 1958 sq ft

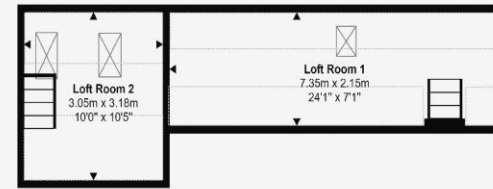


Ground Floor  
Approx 91 sq m / 974 sq ft

Denotes head height below 1.5m



First Floor  
Approx 66 sq m / 705 sq ft



Second Floor  
Approx 26 sq m / 278 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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

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