

Gaialands Crescent

Lichfield, WS13 7LU

John German





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Offers Over

£750,000

A superbly presented and extended detached bungalow nestled within Gaialands Crescent, a sought-after cul-de-sac within easy walking of Lichfield Cathedral and the city centre.

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This spacious four-bedroom detached bungalow offers over 2,640 sq ft of generous accommodation wrapped up into a modern, extended detached bungalow situated on the sought-after cul-de-sac. The location of this home is particularly special being within such close proximity of the cathedral, Stowe Pool and the city centre, which hosts a range of boutique shops, cosy cafés, markets, pubs and a vast array of restaurants. For commuters, nearby road links include the A5, A38 and M6 toll road and Lichfield is home to two train stations including Lichfield City and Trent Valley Station, from which there are services to Bromsgrove, Birmingham, London Euston along with many more destinations. For local schooling, this property falls into the catchment area for Chadsmead Primary Academy and The Friary School located off Eastern Avenue.

The composite entrance door opens into the welcoming hallway which is split level, with a modern tiled floor and carpeted steps rising to the main hall area. There are doors off to the guest cloakroom, bedrooms, living room and the impressive open plan kitchen/dining/living area.

The living room is a particular feature of the property with its natural wood pitched ceiling, carpeted flooring, large window to the rear aspect, sliding doors opening into the kitchen and a wood burning stove perfect for those cosy winter nights.

The heart of the home is the impressive open plan kitchen/dining/living area which has been tastefully extended and re-fitted with a large roof lantern, two sets of bi-folding doors to the rear garden allowing natural light to flood the room, beautiful tiled flooring flowing throughout the space, and a cosy log burning stove perfect for those winter nights. The stunning two-tone kitchen includes an extensive range of wall and base units with quartz work surfaces over and a generous range of integrated kitchen appliances. In addition to this space, there is a further useful utility room which in turn provides access to the garage.

There are four well-proportioned bedrooms; three doubles and one single, currently used as a home office. Bedroom two benefits from its own en-suite shower room. The remaining three bedrooms are serviced by the modern family bathroom comprising of a large double walk-in shower with rainfall attachment, floating his and hers wash basin, white panelled bath with shower attachment, matt black heated towel rail, window to the side aspect, spotlights to the ceiling and tiled floor.

Outside, to the front of the property is off-road parking for various vehicles and access into the double garage which has an up and over door, power, lighting and a door to the rear. To the rear of the home is a wide garden with two large patio seating areas, lawn and a variety of plants, trees and shrubs. The home also boasts a studio in the garden, currently used as a games room, but could alternatively be used as a gym or large home office.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Lichfield District Council / Tax Band F

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/21072026

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Approximate total area⁽¹⁾

245.7 m²

2645 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Ground Floor Building 1





Agents' Notes

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Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

22 Bore Street, Lichfield, Staffordshire, WS13 6LL

01543 419121

lichfield@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



