



GROUND FLOOR
1530 sq.ft. (142.1 sq.m.) approx.



1ST FLOOR
1201 sq.ft. (111.6 sq.m.) approx.



TOTAL FLOOR AREA : 2731 sq.ft. (253.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Richmond House, 3 Rake Hill, Burntwood, Staffordshire, WS7 9DQ

£895,000 Freehold

Bill Tandy and Company, Burntwood, are pleased to present this beautifully appointed and impressive five bedroom detached family home constructed in 2015 by Messrs Firstpost Homes, multi award winning developers, and has been finished to a very specification throughout. Richmond House is approached via an electronically operated double width gated frontage from Rake Hill, which is a sought after location within Burntwood with lovely rural views to the fore and ideally located for local facilities and schools. Having double glazing and gas fired central heating the impressive accommodation briefly comprises feature spacious hall with Kamdean flooring, spacious family lounge, separate family room, superb open plan contemporary fitted kitchen with dining area and separate utility room, office/study, downstairs guests cloakroom, feature first floor gallery landing, lovely master bedroom with walk-in wardrobe and en suite bath/shower room, second and third bedrooms with en suite shower rooms, two further good sized bedrooms and a superb family bathroom. There is a sweeping paved driveway to the fore providing ample parking, detached double garage to side currently part converted to a music/cinema room and southerly facing landscaped rear garden offering a good degree of privacy and is ideal for entertaining. An early internal viewing is highly recommended to fully appreciate both the generous accommodation, superb finish and presentation and the setting this property has to offer.



IMPRESSIVE RECEPTION HALL

16' 9" average x 14' 10" average (5.11m average x 4.52m average) approached via a part obscure double glazed UPVC panelled entrance door having matching side screens and has mat tread, feature Kamdean flooring, coving, inset ceiling spotlighting, lovely curved easy tread staircase ascends to the first floor, radiator, double doored cloaks cupboard and contemporary veneer doors open to:

LIVING ROOM

16' 7" x 12' 11" (5.05m x 3.94m) having a UPVC double glazed window to front overlooking the driveway to countryside views beyond, focal point limestone ornamental fireplace surround with matching insert and raised hearth housing a log effect gas fire, ornate coving, ceiling light point, T.V. aerial socket suitable for a wall mounted plasma television and a set of multi-glazed wooden double butler doors open to:

FAMILY ROOM

19' 6" x 12' 11" (5.94m x 3.94m) having a set of UPVC double glazed double French doors with matching side windows opening to the rear garden, focal point feature Polar White ornamental fireplace surround with matching insert and raised hearth with an inset contemporary log flame effect gas fire, ornate coving, ceiling light point, T.V. aerial socket suitable for a wall mounted plasma television and radiator.

FAMILY BREAKFAST KITCHEN

16' 10" x 10' 11" (5.13m x 3.33m) having a range of high quality contemporary high gloss white and walnut wall and base level storage cupboards incorporating deep pan drawers, complementary polished quartz work surfaces with matching upturn splashbacks, inset sink and drainer with chrome mono tap, fitted induction hob with contemporary style curved glass and stainless steel extractor hood, separate eye level dual oven microwave flanked with eye-level oven set below with separate warming drawer, space for an American style fridge/freezer, integral dishwasher, coving, inset ceiling spotlighting, highly polished ceramic tiled flooring, radiator, UPVC double glazed window overlooking the rear garden, veneered door opens to the utility and a wide opening leads to:

DINING/BREAKFAST ROOM

11' 0" x 10' 2" (3.35m x 3.10m) having a set of UPVC double glazed double French doors with matching side windows opening to the rear garden, coving, ceiling light point, highly polished ceramic tiled flooring, radiator and a set of multi glazed double wooden doors open to the reception hall.



UTILITY ROOM

7' 2" x 5' 9" (2.18m x 1.75m) matching the kitchen with a range of high gloss wall and base level white and walnut cupboards, complementary polished quartz work surfaces with matching upturn splashbacks, inset stainless steel sink and drainer unit with chrome style mono tap, plumbing for washing machine, space for tumble dryer, highly polished ceramic tiled flooring, radiator, ceiling light point and a part obscure double glazed UPVC panelled door opens to outside.

STUDY/OFFICE

12' 10" x 9' 7" (3.91m x 2.92m) having a UPVC double glazed window to front, ornate coving, ceiling light point, lovely feature Kamdean flooring, radiator and telephone socket.

GUESTS CLOAKROOM

having a contemporary white suite with chrome style fittings comprising dual flush close coupled W.C. and wash hand basin with mono tap with vanity cupboard below and towel shelving to sides, complementary part ceramic splashback wall tiling, lovely Kamdean flooring, radiator, ornate coving, ceiling spotlight, extractor and an obscure UPVC double glazed window to side.

FIRST FLOOR LANDING

having ornate coving, inset ceiling spotlighting, radiator, UPVC double glazed window to front and contemporary veneered doors open to further accommodation.

MASTER BEDROOM

14' 0" x 12' 0" (4.27m x 3.66m) having a UPVC double glazed window to front overlooking the property's fronted and lovely countryside views beyond opposite Rake Hill, coving, ceiling light point, radiator and door to WALK-IN DRESSING ROOM having ceiling light point. Further door to:



EN SUITE BATH/SHOWER ROOM

9' 2" x 8' 9" (2.79m x 2.67m) having a contemporary white suite with chrome style fittings comprising dual flush W.C., twin wash hand basins with contemporary style vanity cupboards and drawers set below, panelled bath with mono tap and separate shower cubicle with glazed splash screen door and wall mounted shower unit, complementary part ceramic splashback wall tiling, chrome heated towel rail, coving, inset ceiling spotlighting, extractor and obscure UPVC double glazed window to side.

BEDROOM TWO

12' 11" x 11' 0" (3.94m x 3.35m) having UPVC double glazed window overlooking the property's frontage and the lovely countryside aspect beyond opposite Rake Hill, coving, ceiling light point, radiator and door to WALK-IN DRESSING ROOM with ceiling light point. Further door to:

EN SUITE SHOWER ROOM

having a contemporary white suite with chrome style fittings comprising dual flush W.C., wash hand basin with contemporary design vanity storage cupboard set below with towel rack to side and walk-in shower cubicle with glazed splash screen door and wall mounted shower unit, complementary part ceramic splashback wall tiling, chrome heated towel rail, coving, inset ceiling spotlighting, extractor and obscure UPVC double glazed window to side.

BEDROOM THREE

15' 8" x 12' 11" (4.78m x 3.94m) having UPVC double glazed window overlooking the rear garden, coving, ceiling light point, built-in double wardrobe, radiator and panelled door to:



THIRD EN SUITE SHOWER ROOM

having a contemporary white suite with chrome style fittings comprising dual flush W.C., wash hand basin with mono tap and contemporary design vanity cupboards set below and walk-in shower cubicle with glazed splash screen door and wall mounted shower unit, complementary part ceramic splashback wall tiling, chrome heated towel rail, coving, inset ceiling spotlighting, extractor fan and obscure UPVC double glazed window to side.

BEDROOM FOUR

15' 3" x 12' 11" (4.65m x 3.94m) having UPVC double glazed window overlooking the rear garden, coving, ceiling light point, radiator and fitted double wardrobes with sliding contemporary doors.

BEDROOM FIVE

11' 0" (including wardrobes) x 9' 6" (3.35m including wardrobes x 2.90m) having UPVC double glazed window overlooking the rear garden, coving, ceiling light point, radiator and built-in triple wardrobes with part mirror fronted sliding doors.

FAMILY BATHROOM

9' 2" x 7' 1" (2.79m x 2.16m) having a contemporary white suite with chrome style fittings comprising dual flush W.C., wash hand basin with mono tap and contemporary design vanity cupboard below, panelled bath with mono tap and separate walk-in shower cubicle with glazed splash screen door and wall mounted shower unit, complementary part ceramic splashback wall tiling, chrome heated towel rail, coving, inset ceiling spotlighting, extractor and obscure UPVC double glazed window to side.



OUTSIDE

The property stands proud from Rake Hill and is approached via a double width electronically operated gate opening to a wide paved driveway which extends the full frontage of the property up to the double garage and provides ample parking for numerous vehicles, and there is recessed garden lighting. To the rear is a fabulous fence enclosed garden with southerly aspect, fully landscaped with a vast paved patio seating area and tiered walling with steps leading up to a low maintenance/turfed garden area with glass balustrades, further tiered walling, steps with handrail leading to the higher tier with astro turf garden areas and feature raised fishpond. There is also recessed garden lighting.

DOUBLE GARAGE

(not measured) approached via two vehicular electronically operated up and over entrance doors. One side of the garage has light and power points and useful overhead storage, and the other side is currently converted with soundproofing ideal for recording studio/music room or cinema, again having light power points and a part obscure double glazed UPVC door to outside.

COUNCIL TAX

Band G.

