



Orchard House, 11 Hawkesmoor Drive, Lichfield,
Staffordshire, WS14 9YH

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

Orchard House, 11 Hawkesmoor Drive, Lichfield, Staffordshire, WS14 9YH

£870,000

Offers in Excess of

Bill Tandy and Company, Lichfield, are delighted in offering for sale this highly individual and prestigious detached dwelling located on the cul de sac of Hawkesmoor Drive on the edge of Boley Park. The property is superbly situated in a superb secluded position, a short distance away from the cathedral city centre of Lichfield. The property was built circa 1994 to a high specification by renowned and local developers Friel Homes and one of the features of the property is its bespoke design complemented with reclaimed style bricks, exposed wooden beams and has a versatile layout arranged on three floors. For this reason we strongly urge the property is viewed internally to be fully appreciated and the accommodation comprises hall, guests cloakroom, sitting room with inglenook, conservatory, dining room, study/snug, breakfast kitchen with utility room and a basement level offering an ideal games room with fitted furniture ideal for working from home. To the first floor are four bedrooms, updated en suite shower room and family bathroom. One of the distinct features of the property is its superb sized landscaped gardens and plot, there is a generous block paved driveway for numerous vehicles and a double garage with annexe above ideal for guests with en suite shower room facility.



RECEPTION HALL

approached via an entrance door with window alongside and having feature LVT floor with border, stairs to first floor and stairs to basement level, radiator and doors to:

GUESTS CLOAKROOM

having triple glazed window to front, radiator, wash hand basin with tiled surround and low flush W.C.

SITTING ROOM

6.89m x 4.75m (22' 7" x 15' 7") having triple glazed front and rear windows, two radiators, feature exposed beams and a feature inglenook fireplace with tiled hearth and recessed alcoves with inset gas stove style fire. Double doors open to the dining room and further door opens to:

CONSERVATORY

4.06m x 3.27m (13' 4" x 10' 9") having double glazed windows overlooking the garden and French doors to patio space.

DINING ROOM

3.76m x 3.64m (12' 4" x 11' 11") having door to kitchen, triple glazed window to rear and radiator.

BREAKFAST KITCHEN

5.31m x 2.93m plus recess (17' 5" x 9' 7" plus recess) having triple glazed window to front, square walk-in triple glazed bay window to side, radiator, tiled floor, base cupboards and drawers with granite work tops above, tiled surround, wall mounted cupboards with under-cupboard lighting, illuminated glazed display wall cupboards, inset stainless steel sink, Rangemaster oven with five ring gas hob and extractor fan above, integrated appliances include fridge/freezer and dishwasher and door opens to:

UTILITY ROOM

2.93m x 1.47m (9' 7" x 4' 10") having triple glazed window to rear, side door to garden, tiled floor, radiator, base and wall mounted storage cupboards, space for washing machine, round edge work top, tiling surround, inset stainless steel sink and concealed space housing the Potterton Suprema boiler.

STUDY/SNUG

2.40m x 1.96m (7' 10" x 6' 5") having triple glazed window to front and radiator.



BASEMENT OFFICE/GAMES ROOM/FAMILY ROOM

6.89m x 4.62m max (4.03m min) (22' 7" x 15' 2" max 13'3" min) one of the distinct features of the property is this stunning basement level accessed via stairs from the reception hall and having an abundance of fitted furniture including desk, chest of drawers and storage cupboards, display alcoves and shelving. There is a sitting area which could also be used as a games room having recessed inglenook style fireplace, lighting and windows to side.

FIRST FLOOR LANDING

having loft access with pulldown ladder, radiator and doors open to:

BEDROOM ONE

3.98m x 3.40m (13' 1" x 11' 2") having triple glazed window to front, radiator, fitted bedside cabinets and chests of drawers and door opens to:

UPDATED EN SUITE SHOWER ROOM

3.37m x 1.89m (11' 1" x 6' 2") triple glazed window to rear, chrome towel rail, tiled floor, ceiling spotlighting, vanity unit with storage and inset wash hand basin, low flush W.C. and shower cubicle with shower appliance over, illuminated mirror and tiled splashback surround.

DRESSING ROOM/BEDROOM

4.80m x 2.61m (15' 9" x 8' 7") accessed from the main bedroom this superb dressing room was formerly a bedroom and could be returned to a bedroom as there is a door to the landing. There is a triple glazed window to front, radiator and bank of fitted wardrobes.



BEDROOM TWO

4.57m x 2.80m (15' 0" x 9' 2") having triple glazed window to rear, radiator and fitted chests of drawers, wardrobes, desk/dressing table and bedside cabinets.

BEDROOM THREE

having triple glazed window to front, radiator and fitted wardrobes, shelving and dressing table/desk.

UPDATED BATHROOM

3.36m x 2.84m (11' 0" x 9' 4") having triple glazed windows to rear, chrome towel rail, airing cupboard, superb upgraded suite comprising pedestal wash hand basin with tiled surround, low flush W.C., corner bath with shower head attachment over, shower enclosure with shower appliance over, spotlighting and tiled floor.

OUTSIDE

There is a generously sized block paved driveway to the front leading to the garage with external light lantern and side gate leading to the rear. To the rear of the property are superbly landscaped gardens having paved and block paved patio entertaining spaces, shaped lawn, well stocked mature borders with conifer hedging for screening, further paved terrace to the rear with external lighting, a range of external lighting, gravelled areas and mature trees. The garden extends to the right hand side of the property providing a useful bin storage area and gated access to parking, and behind the garage is further external lighting, hedging and storage shed.



DETACHED DOUBLE GARAGE

4.85m x 4.83m max (4.02m min) (15' 11" x 15' 10" max 13'9" min) having an electrically operated up and over entrance door, useful storage area to the rear, side courtesy door, window to side and light and power supply.

ANNEXE ROOM

4.83m max x 3.32m max (15' 10" x 10' 11") one of the distinct features of the double garage is its superb annexe room set above which could be used as a working from home space or for guests, having an external spiral staircase leading to the composite entrance door, and window to side

ANNEXE EN SUITE SHOWER ROOM

2.04m max x 1.71m max (6' 8" max x 5' 7" max) having window to front, low flush W.C., wash hand basin and shower enclosure.

COUNCIL TAX

Band G.

FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	72	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		EU Directive 2002/91/EC	
		England, Scotland & Wales	

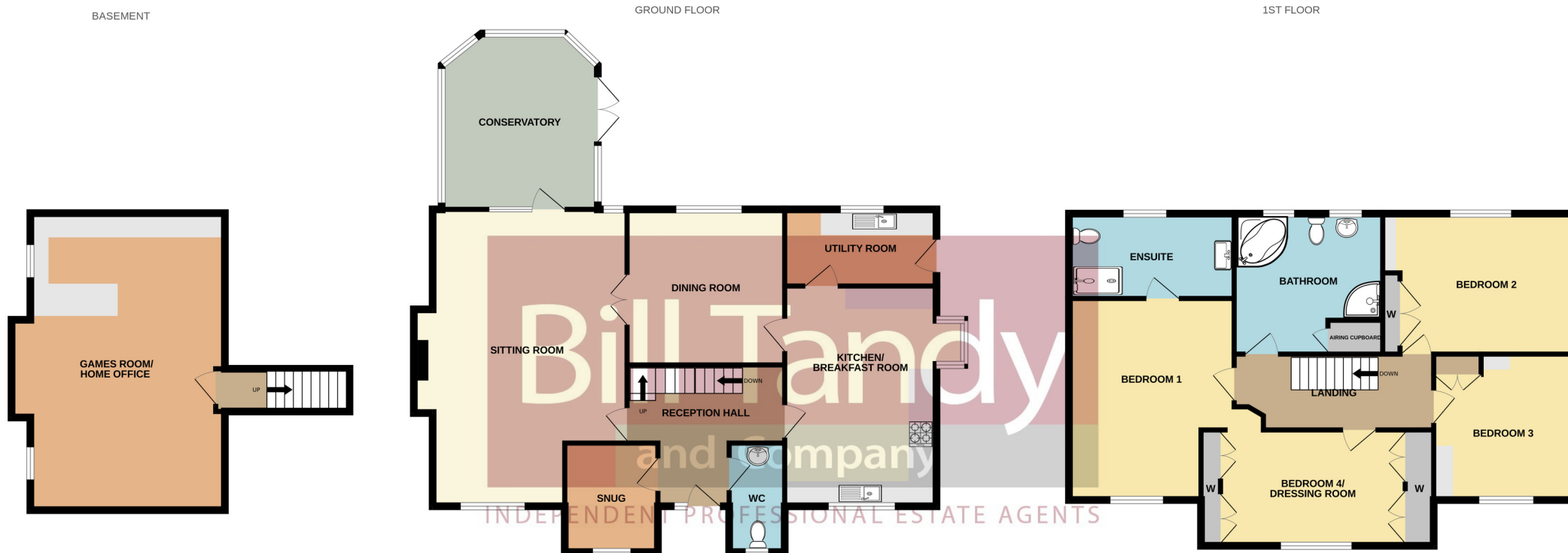
TENURE

Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

VIEWING

By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.



11, HAWKESMOOR DRIVE, LICHFIELD, WS14 9YH

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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