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Dunbridge  
Dunmore Hay Lane  
Fradley  
Lichfield  
Staffordshire  
WS13 8PL

Offers In Excess Of  
£700,000

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- Structurally a four bedroom home
- Finished to a high specification
- Bespoke and individually designed
- Generous corner plot
- Situated on the edge of the village
- Open plan living and kitchen area with bi-fold doors
- Principle bedroom with en-suite and dressing room
- Bedroom two with en-suite

SCARGILL  
MANN & CO

EST. 1995

## GENERAL INFORMATION

An outstanding individually designed, bespoke detached family home, situated on the edge of the sought after village of Fradley, just 5 miles from the Cathedral city of Lichfield. The owner has designed this to enjoy the outdoor living with bi-fold doors from the Kitchen and the Living area, French doors from the Sitting room and the Kitchen. The garden, terrace and decking area border a feature pond offering tranquillity. Even the first floor layout has been designed to suit this professional couple with the principle bedroom have a dressing room (formerly bedroom 4) and en-suite, guest bedroom with en-suite, spacious third bedroom and a grand family bathroom. The property could easily be turned back into four bedrooms should someone wish to do so.

## LOCATION

Situated just 5 miles from Lichfield city Centre, 3.5 miles from the railway station, this makes for an ideal home for the modern day Capital City Commuter. With a Church, Village Hall, St. Stephen's Primary School and a choice of local public houses which serve food, this is a well supported village.

## ACCOMMODATION

Storm porch with composite part glazed door leading to:

### SPACIOUS ENTRANCE HALL

Spindle rail stairs leading to the first floor, good size storage cupboard under, door to garage, central heating radiator and room finished with European engineered oak wood flooring. Double doors to:

### LIVING KITCHEN/BREAKFAST ROOM

364 x 16'1

The current owners that designed this Bespoke kitchen making it the showcase room of the home. Offering:

### DINING AREA

With a uPVC double glazed bay window to the front elevation, central heating radiator, recessed spotlights to ceiling and bi-fold doors leading out onto the decking area.





#### LIVING SPACE

Offering an ideal area for watching the TV and lounging with central heating radiator and recess spotlights to the ceiling.

#### BREAKFAST KITCHEN

Fitted with a wide range of white high gloss units, centralised island with breakfast bar where there is further storage, Corian sleek streamline worksurfaces into unit ends with Caple stainless steel one and a quarter sink, mixer hose style shower tap and waste disposal. All appliances are AEG with integral appliances including, fridge/freezer, a second freezer and dishwasher. Further built-in electric oven, electric combination microwave oven and a five ring gas hob with extractor hood over. This is an extremely light and airy room with further bi-fold doors leading onto the decking area and double french doors with side windows leading out onto the rear garden terrace. The whole room is finished with European engineered oak wood flooring.

#### SITTING ROOM

17'1 x 12'11

Modern log effect, back lit electric fire, recess for TV above and double french doors with side windows leading out onto the rear garden. Room finished with recess lighting.

#### UTILITY ROOM

12'11 x 8'8

Fitted with high and low level units finished with worktop, black sink and drainer with mixer taps. Wall mounted Valiant combination gas boiler concealed in a cupboard. Space and plumbing for washing machine and tumble dryer, central heating radiator, tiled flooring and fully glazed door providing access to the side of the property.

#### GUEST CLOAKROOM

Comprises a white suite to include a low level w.c., wash hand basin with storage under, room finished with matching wall and floor tiling.

#### FIRST FLOOR ACCOMMODATION



#### SPACIOUS LANDING

With light from a double glazed skylight, spindle balustrade and a built-in double airing cupboard housing pressurised system and hot water cylinder.

#### BEDROOM ONE

16'11" x 11'5" minimum measurements

uPVC double glazed windows to the rear and side elevations overlooking the pond and countryside, central heating radiator and access into roof space with loft ladder and light.

#### DRESSING ROOM/BEDROOM FOUR

19' x 7'4 plus 10'3 x 8'10

It should be noted this was formerly the fourth bedroom and could easily be transformed back as the client has the matching door required. This room could be ideal for a new born/nursery. uPVC double glazed window to the front elevation and central heating radiator.

#### EN-SUITE

8'8 x 8'8

White suite comprising twin wash hand basins with concealed storage drawers, low-level w.c., and walk-in spacious shower with handheld shower and overhead drenched shower. Colour complementing floor and wall tiles, heated towel rail in dark grey and uPVC double glazed window.

#### BEDROOM TWO

13'9 x 12'6

Please note measurements include built-in whole wall mirror fronted wardrobes. uPVC double glazed window to the rear elevation and central heating radiator.

#### EN-SUITE

Comprises white suite to include wash hand basin with concealed storage drawers, low-level w.c., and good size walk-in shower cubicle with drench shower and adjustable shower overhead. uPVC double glazed window and walls finished with colour complementing floor and wall tiles and heated towel rail in dark grey.



#### BEDROOM THREE

14'5 x 10'1

uPVC double glazed window to the front elevation and central heating radiator.

#### FAMILY BATHROOM

12'5 x 7'7

Comprises white suite to include shaped bath with centralised taps and handheld shower, wash hand basin built into unit with storage drawers under, low-level w.c., and a generous walk-in shower with overhead drench and handheld showers. Walls finished with colour complementing wall and floor tiles, uPVC double glazed window and heated towel rail in dark grey.

#### OUTSIDE

In keeping with the property the driveway is paved with cobbles, some lawned area and young trees and shrubs. The drive provides ample off road parking and access to the integral garage.

Gates to both sides of the property, to one side is a stylish decking terrace accessed from the Living Kitchen leading out over a pond, where you are never short of seeing wildlife. The rear garden offers a further paved terrace, with French doors leading from the kitchen, lawned garden and timber garden shed. The paving continues around to the other side of the property. There is outside lighting and power point.

#### GARAGE

19'3 x 9'6

With power, light and integral door leading into the entrance hall.

#### TENURE

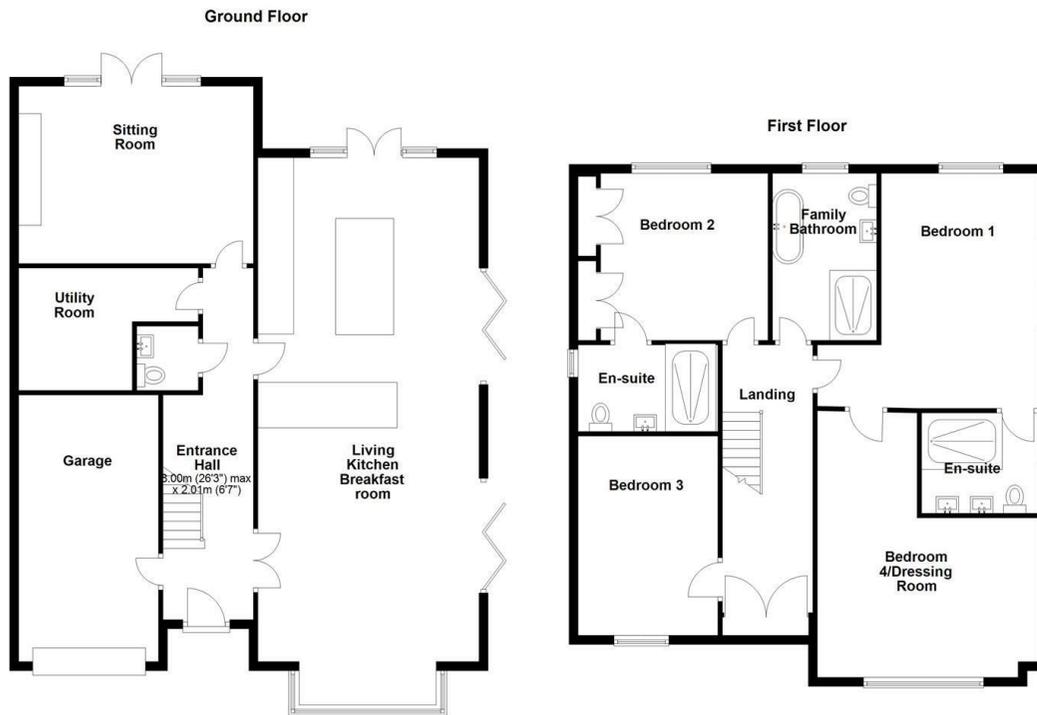
Our client advises us that the property is freehold. Should you proceed with the purchase of this property this must be verified by your solicitor.

#### COUNCIL TAX BAND

Lichfield District Council - Band E

#### SERVICES

All mains services are connected to the property.



Total area: approx. 229.9 sq. metres (2475.0 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE The position & size of doors, windows, appliances and other features are approximate only. Plan produced using PlanUp.

**Fradley**

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	100
(92 plus) <b>A</b>	
(81-91) <b>B</b>	86
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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