



8 Fleming Drive, Streethay
Lichfield WS13 8UW

Downes & Daughters
ESTATE AGENCY

8 Fleming Drive, Streethay Lichfield WS13 8UW £525,000

Downes & Daughters is delighted to offer for sale this impressive four bedroom family home occupying an enviable position within this secluded corner of this increasingly popular development, with panoramic views over the surrounding countryside and playing fields. The popular layout extends to nearly 1,500 square feet and the exacting standards and flawless contemporary design are evident at every turn. Boasting the 'higher ceilings' this house style offers, the wonderfully bright internal accommodation comprises: Entrance hallway with guest cloakroom, study, attractive living room, utility and a stunning open plan kitchen dining and family space with access to the rear garden. The first floor is equally impressive with an elegant landing with airing cupboard, principal bedroom with high quality fitted wardrobes and modern en suite shower room and the three further bedrooms are served by the family bathroom. With all front facing rooms benefitting from those far reaching rural views. Externally the property has benefitted from quite a makeover with the landscaping of the gardens to the front and rear. The front garden is stylishly planted with a selection of attractive shrubs, with a manicured lawn and patio seating area to enjoy the late evening sun. The rear garden benefits from great levels of privacy with a neat lawn, patio seating areas with options for seating and barbecuing, raised veggie beds and a contemporary garden office and composite shed. A lockable side gate gives access to the private block paved driveway and single garage with electrically operated roller door.

Viewing is essential to appreciate the impressive nature of this property and its unrivalled position with the development.

GROUND FLOOR

Entrance Hallway • Guest Cloakroom • Study • Living Room • Open Plan Kitchen Dining & Living Space With Access To Rear Garden • Pantry • Utility Room With Access To Driveway

FIRST FLOOR

Elegant Gallery Landing • Principal Bedroom With High Quality Fitted Furniture & Far Reaching Views To Front • En Suite Shower Room • Bedroom Two With Fitted Wardrobes • Bedroom Three • Bedroom Four With Far Reaching Views • Family Bathroom

OUTSIDE

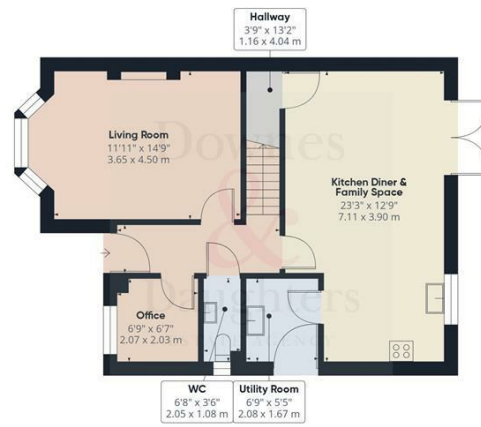
Manicured & Stylishly Planted Front Garden With Sitting Area • Private Driveway Parking Adjacent To The Property • Single Garage With Power & Lighting • South East Facing Rear Garden With Great Levels Of Privacy • Neat Lawn • New Patio Seating Area • Gated Side Access To Driveway • Raised Veggie Beds • Contemporary Garden Office & Composite Shed

FURTHER INFORMATION

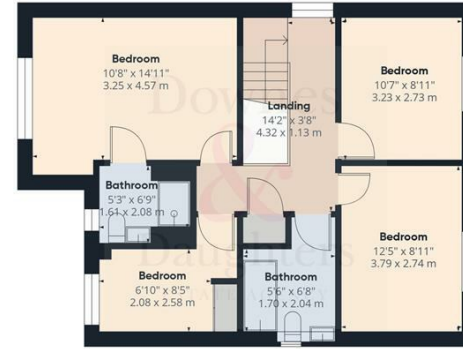
Freehold (TBC By Solicitor) • Estate Charge Of £165 PA • Energy Rating B • Council Tax Band F • All Mains Services • Fibre Broadband Available • Upvc Double Glazing • Lichfield Trent Valley Station 0.6 Miles Away







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 3



Approximate total area⁽¹⁾
1476 ft²
137.2 m²

(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.

GIRAFFE 360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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