



NO.23 | LONG LANE | FRADLEY | STAFFORDSHIRE | WS13 8NS

Downes
&
Daughters
ESTATE AGENCY



NO.23

LONG LANE | FRADLEY | STAFFORDSHIRE | WS13 8NS

OFFERS OVER £765,000

An impressive family home extending to over 2,500 sq.ft of internal accommodation, occupying an enviable 0.21 of an acre plot, on this desirable residential address on the rural fringe of this popular Staffordshire village. Surrounded by substantial manicured gardens, this extensive property offers flexible accommodation over two floors, catering to the modern needs of a growing family. The ground floor provides a welcoming entrance hallway, guest cloakroom, living room, dining or sitting room, study, utility room, rear hallway with 2nd cloakroom, boot room, conservatory and a seriously impressive open plan kitchen, dining and family room with multifuel Aga. The first floor is equally impressive with an attractive gallery landing, a principal bedroom suite with fitted wardrobes, a dressing area and en suite bathroom, a second bedroom with en suite shower room and the three further bedrooms served by a luxury family bathroom.

Externally the impressive professionally landscaped plot has clearly been lovingly tended by the current owners for many years. The gated block paved private driveway and single garage provide parking for numerous vehicles and is flanked by an attractive drystone boundary wall and raised lawned garden. The, west facing, rear garden is divided in to a number of beautifully presented smaller areas with neat lawns, patio seating areas and lavishly stocked manicured borders, with open gazebo and brick garden store.

Viewing is essential to appreciate the exceptional nature of this home and its idyllic setting.



GROUND FLOOR

- Entrance Hallway With Storage Cupboard
- Guest Cloakroom
- Double Aspect Living Room With Access To Rear Garden
- Dining Room / Sitting Room Opening Fully To Kitchen
- Study
- Utility Room With Access To Garden
- Vast Open Plan Kitchen, Dining & Family Room With Inglenook Fireplace, Dining Island & Multifuel Aga
- Rear Lobby & 2nd Cloakroom
- Boot Room With Access To Garage
- Conservatory





FIRST FLOOR

- Attractive Landing With Two Airing Cupboards
- Principal Bedroom Suite With Fitted Wardrobes & Dressing Area
- En Suite Bathroom
- Bedroom Two
- En Suite Shower Room
- Bedroom Three With Walk In Wardrobe & Eaves Storage
- Bedroom Four
- Bedroom Five With Storage Cupboards
- Luxury Refitted Family Bathroom With Freestanding Bath







WHY WE LOVE THIS HOUSE...

"We have the fondest memories of raising our family here . If we could take the house with us it would be the ideal world. Sadly it is not possible".





OUTSIDE

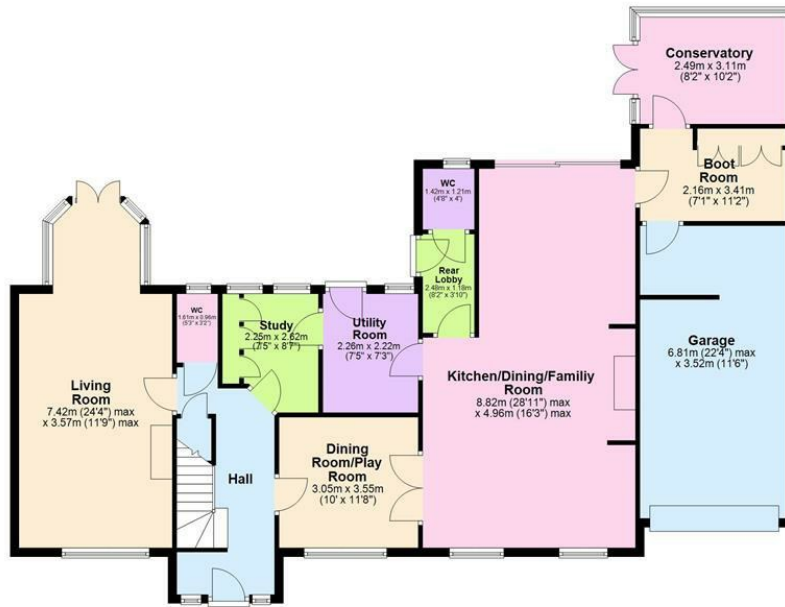
- Impressive Formal Garden Plot Of 0.21 Of An Acre
- Substantial Lawned Front Garden With Dry Stone Boundary Wall & Established Borders
- Extensive Gated Block Paved Private Driveway
- Single Integral Garage With Electric Roller Door
- Stunning West Facing Rear Garden
- Neat Shaped Lawns & Lavishly Stocked Beds & Borders
- A Number Of Patio Seating Areas, Brick Garden Store & Open Gazebo
- Gated Side Access & Storage Area



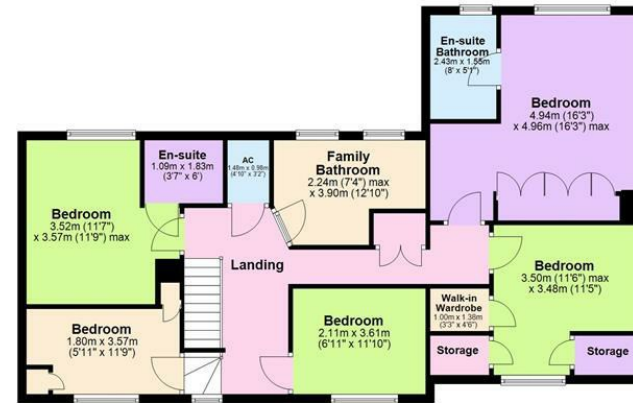


EPC Rating: D

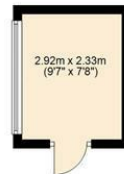
Ground Floor
Approx. 146.4 sq. metres (1575.4 sq. feet)



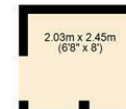
First Floor
Approx. 96.3 sq. metres (1036.6 sq. feet)



Garden Store
Approx. 6.8 sq. metres (73.2 sq. feet)



Gazebo
Approx. 5.0 sq. metres (53.4 sq. feet)



Total area: approx. 254.4 sq. metres (2738.6 sq. feet)



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