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# Allington Avenue, Lichfield

Offers Over £715,000

4 3 4



With four generous bedrooms, three bathrooms and four reception rooms, it's safe to say that this really is a spacious family home. Coming to the market impeccably appointed right throughout, and sitting in a quiet spot in the highly desirable Darwin Park on a larger than average plot for the development, this could quite possibly be the perfect family home! The accommodation benefits from being very flexible with all of the bathrooms and kitchen having been updated. Comprising a generous entrance hall with walk in cupboard and guest WC off, attractive living room with gas fired stove, fabulous extended dining room, a study and a family room which is accessed off the wonderful kitchen diner which leads off to the garden and also has a separate utility. Upstairs are four bedrooms, none being small box rooms, with the master being particularly impressive with a dressing room and en-suite off. There is also a family bathroom and a further en-suite to bedroom two. Outside is equally as impressive with an attractive frontage, a double length driveway in front of the tandem garage and a spacious garden laid mainly to lawn, with a paved patio and bin store. This is a home which can only be appreciated with a viewing, so don't miss out and book in an early viewing!

### Entrance Hall

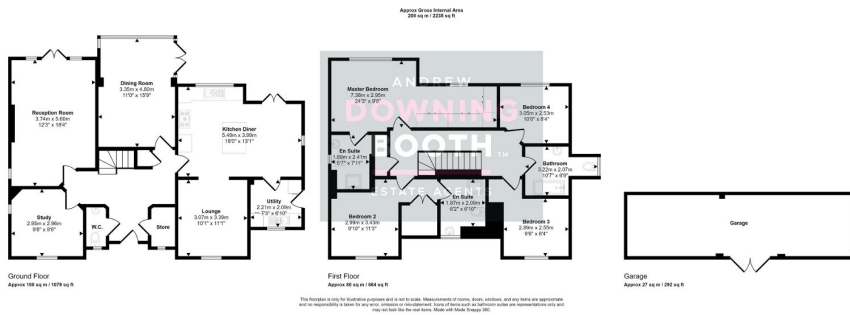
A front facing composite exterior door with double glazed panel inset opens to a very spacious entrance hall fitted with an oak flooring and a radiator. A staircase leads up to the first-floor accommodation housing an understairs storage cupboard beneath whilst there is also a useful walk-in cupboard ideal for coats and shoes. The cupboard itself contains a radiator and front facing UPVC double glazed window.

### Guest WC

The guest WC has been beautifully refitted to incorporate a contemporary white suite which includes a low-level flush WC and a vanity unit with wash hand basin and chrome mixer tap. There is an oak floor, radiator and front facing UPVC double glazed window.

**Living Room** - 5.62m x 3.78m(max) (18'5" x 12'4"(max))





- Substantial Four Bedroom Detached Home
- Sitting On The Desirable Development Of Darwin Park
- Four Flexible Reception Rooms
- Contemporary Kitchen Diner With Matching Utility Room
- Council Tax Band: F
- Impeccably Appointed Throughout
- Generous Garden, Driveway & Tandem Garage
- Two Modern En-Suites, Bathroom & Guest WC
- EPC Rating: TBC

