



6 Newbold Close,
Lichfield WS13 6QF

Downes & Daughters
ESTATE AGENCY



6 Newbold Close,
Lichfield WS13 6QF
£575,000

Possibly one of the most desirable styles of home, occupying one of the most impressive plots imaginable within this highly coveted corner of Darwin Park perfectly positioned for easy access to the City Centre and the 'all important' Waitrose Superstore. The stylish interior has been presented in a faultless manner by the current owners and extends to some 2,124sq.ft of internal accommodation arranged over two floors with some exquisite contemporary twists. A spacious hallway is flooded with natural light from the double height arched window with gallery landing and has double doors opening to both the dining and living rooms which also enjoy a double aspect. A spacious kitchen with integrated appliances and a breakfast bar is well served by a lobby entrance with American fridge freezer and a well positioned breakfast room, utility and cloakroom. The impressive design continues on the first floor with a simply stunning landing looking down on to the entrance hallway, a principal bedroom suite with dressing room (formerly a fifth bedroom) and en suite bathroom, a second bedroom suite with en suite shower room, two further bedrooms and a family bathroom. The unique nature of this property is very evident when you are outside. Occupying an impressive plot with neat fore and side gardens, block paved private driveway, tandem garage and the most delightful, landscaped, rear garden with good levels of privacy.

Viewing is essential to appreciate the exceptional nature of this home, its unique plot and easily accessible position.

GROUND FLOOR

Entrance Hall With Double Height Window & Gallery - Double Aspect Dining Room - Double Aspect Living Room - Breakfast Room - Utility - Double Aspect Breakfast Kitchen - Cloakroom

FIRST FLOOR

Stunning Gallery Landing - Principal Bedroom Suite With Dressing Room - En Suite Shower Room - Bedroom Two - En Suite Shower Room - Bedroom Three - Bedroom Four - Family Bathroom

OUTSIDE

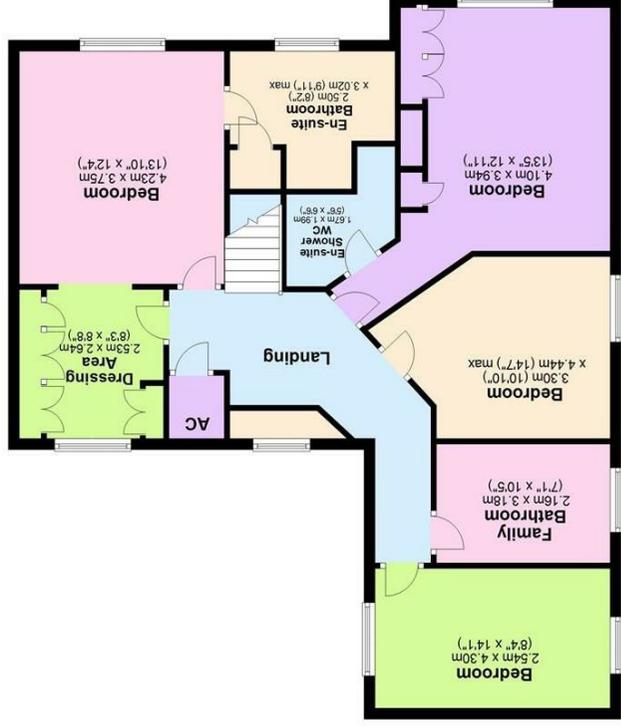
Extensive Lawned Fore Garden With Hedge Boundary - Block Paved Private Driveway - Separate Side Garden (possible further parking subject to planning) - Tandem Garage - Beautifully Landscaped Rear Garden With Good Levels Of Privacy





Environmental Impact (CO ₂) Rating	
Current	Target
78	69
<small>Very environmentally friendly - lower CO₂ emissions (19-29) A (30-39) B (40-49) C (50-59) D (60-69) E (70-79) F (80-89) G (90-120) Very poor</small>	
Energy Efficiency Rating	
Current	Target
73	83
<small>Very energy efficient - lower running costs (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G (1-20) Very poor</small>	
England & Wales 2020/1/EC	
<small>EU Directive More energy efficient - higher running costs</small>	

First Floor
 Approx. 99.1 sq. metres (1066.3 sq. feet)



Ground Floor
 Approx. 98.2 sq. metres (1057.3 sq. feet)



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Not All Agents Are Equal...

