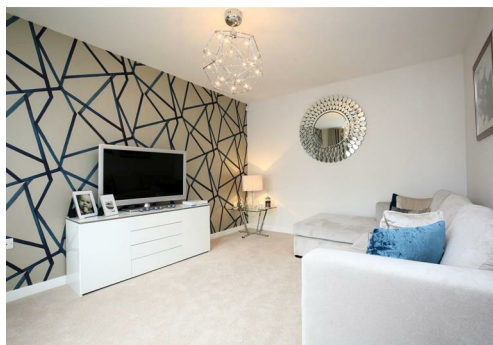




The Lichfield offers all the space needed for the perfect family home. As well as 4 spacious bedrooms, this detached home also features a built-in garage. The Lichfield is also fitted with the highest quality fixtures from brands like Portfolio and Porcelanosa, as well as a HIVE smart meter.

On the ground floor, you can enjoy a spacious lounge with a bay window, as well as an open plan kitchen/dining/family area with access to the rear garden via bifold doors. There is also downstairs cloakroom and utility room.

The Lichfield offers a master bedroom with a fitted wardrobe and en-suite bathroom on the first floor. There are also three more generous bedrooms and a family bathroom.

Ground Floor

- Open plan kitchen/dining/family area
 - Bifold doors
 - Lounge
 - Utility
 - WC
- Front and rear gardens
 - Garage

First Floor

- Master bedroom with en-suite and fitted wardrobes
 - Bedroom 2
 - Bedroom 3
 - Bedroom 4
- Family bathroom

**West Park Garden Village, Edward Pease
Way, DL2 2TS**
4 Bed - House - Detached
£244,995

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ENTRANCE HALLWAY

LOUNGE

14'3 x 11' (4.34m x 3.35m)

KITCHEN/DINER/FAMILY ROOM

22'4 x 9'7 (6.81m x 2.92m)

UTILITY ROOM

6'4 x 5'4 (1.93m x 1.63m)

GROUNDFLOOR W.C

FIRST FLOOR

MASTER BEDROOM

14'6 x 9'9 (4.42m x 2.97m)

SECOND BEDROOM

12'5 x 10'2 (3.78m x 3.10m)

EN-SUITE W.C

5'4 x 4'5 (1.63m x 1.35m)

BEDROOM THREE

10'2 x 9'6 (3.10m x 2.90m)

BATHROOM/W.C

6'8 x 6'2 (2.03m x 1.88m)



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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(91-95) A			(91-95) A		
(81-90) B			(81-90) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(45-54) E			(45-54) E		
(31-44) F			(31-44) F		
(13-30) G			(13-30) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		