



# Lavender House

2 Bickford Close, Lapley, ST19 9JZ

peterjames  
PROPERTY



# Lavender House

Stafford – 11 miles  
Wolverhampton – 11 miles  
Telford – 14 miles  
(Distances are approximate)

A substantial detached family home with 4 bedrooms, including the generous master with en suite, having generous proportions throughout and a homely, comfortable character. Excellent village position, ideal for commuting.

Entrance Hall  
Lounge  
Dining Room  
Sitting Room  
Breakfast Kitchen with Utility Room  
Cloakroom  
Master Bedroom with Ensuite  
Three Further Bedrooms  
Family Bathroom  
Detached Double Garage  
Front & Rear Gardens





# Lavender House

Occupying an enviable village position in beautiful Lapley, a small Staffordshire village ideally located between the Telford, Wolverhampton and Stafford conurbations, this delightful family home is well-served by the schooling and amenities available within the larger neighbouring villages of Wheaton Aston and Penkridge, amongst others. The property is tucked away on a quiet cul-de-sac, and is also perfectly situated for commuting throughout the wider area thanks to Lapley's proximity to the M6, M54 and several vital trunk roads, yet is surrounded by glorious English countryside. Walking routes, including the Staffordshire Way, are available just a stone's throw from the property's front door. Constructed during the early 1980s and recently redecorated with immaculate new carpets, this attractive home boasts capacious proportions throughout. The generous family accommodation features a spacious, well-appointed breakfast kitchen with separate utility, a vast lounge with open-plan layout onto the dining room, and four sizeable bedrooms across the first floor, including the very large master bedroom and similarly well-proportioned en suite. The property has been completely refurbished within the last decade and now boasts secure, 5-point locking external doors and double glazing, which is under two years old. Plenty of outdoor space is provided within the neat front and rear gardens, with a south-facing deck and a detached double garage with off-street parking.



**Accommodation** Entry through a half-glazed uPVC door to the hall, which is spacious and welcoming with white panelled doors leading onto the ground-floor accommodation. The **downstairs cloakroom** is situated to the left off the hall, featuring a white low-level WC and wash-hand basin, set within a granite-topped vanity unit. Beside a sizeable cloak store with garment hooks, the good-sized **second reception room** is also located on the left-hand side of the hall, benefitting from an abundance of natural light which permeates the space through dual aspect windows to the front and side of the property. This invaluable additional space is ideal as a spacious study, second lounge or playroom. Across the hall to the right of the front door, one enters the generously proportioned lounge, dominated by a wonderful, substantial brick inglenook open fireplace. This very large room is well-lit by a capacious window overlooking the front gardens and extra-wide, fully-glazed double doors to the rear, framed by full-height glazed panels. Beams adorn the ceiling creating a cosy, traditional ambience which perfectly complements the impressive fireplace, and beautiful Karndean hardwood-effect flooring extends across the rear of the room, through a wide Persian arch onto the generous dining space, lit by a window onto the rear garden. The attractive **breakfast kitchen** is situated to the left at the rear of the hall, and is of a very good size, furnished with soft-close cream wall and base units, topped with beautifully rich African iroko hardwood worktops and illuminated by under-cabinet lighting. A large island occupies the centre of the room, offering plenty of breakfast bar seating and offering additional storage. This clean and comfortable space boasts an excellent range of integrated appliances, including a Belling eye-level oven and microwave, a Belling induction hob, a cabinet dishwasher, a built-in concealed fridge and separate freezer. Laid with Karndean slate-effect tiled flooring, the kitchen features tiled splashbacks in warm neutrals with a large garden-facing window over the

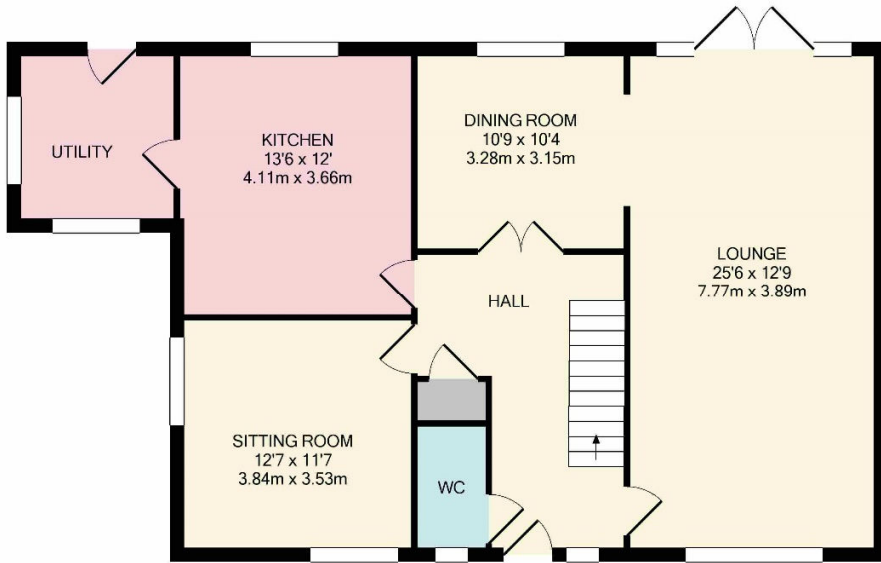
grey Astrocast one-and-a-half sink. The **utility** is available off, fitted to complement the kitchen and offering space and provisions for a washing machine and dryer, with a half-glazed door onto the garden. A large cupboard here houses the Warmflow boiler.

Stairs with timber balustrading rise to the spacious landing above, where a door conceals the airing cupboard with hot-water tank. The very large **master bedroom** is located to the right at the top of the staircase and is an excellent space, featuring three white fitted wardrobes and a vanity unit with drawers. A large window lights the space at the front aspect. The luxurious and vast **en suite** can be accessed via an arch, creating a seamless, open-plan ambience, and is particularly well-appointed with a white suite of low-level WC, a Utopia circular wash-hand basin upon a curvaceous, glazed white vanity unit topped with marble and an oversized panel bath, sitting beneath a geometric tiled designed in white with rich chocolate brown accents. The en suite also benefits from Karndean flooring, a sizeable walk-in electric shower, a shaver point and a chrome radiator. Off the landing, the **family bathroom** is also unusually large, benefitting from a white suite comprising a low-level WC, a panel bath with electric shower over and curved glass screen, in addition to a timber-effect vanity unit with glazed doors and a white circular wash-hand basin. The space is lit by a large window toward the garden, and is tiled in white with a glass-tiled border in shades of calming blue. Grey slate-effect Karndean covers the floor, and the bathroom also offers a shaver point, a chrome radiator and a slim, wall-mounted storage unit with a glass door. At the front of the property, the **fourth bedroom** is a very spacious, L-shaped single room with a window to the front elevation, enjoying glimpses of the countryside which surrounds the village. **Bedroom two** is also located to the front aspect, a very generous double having a front-facing

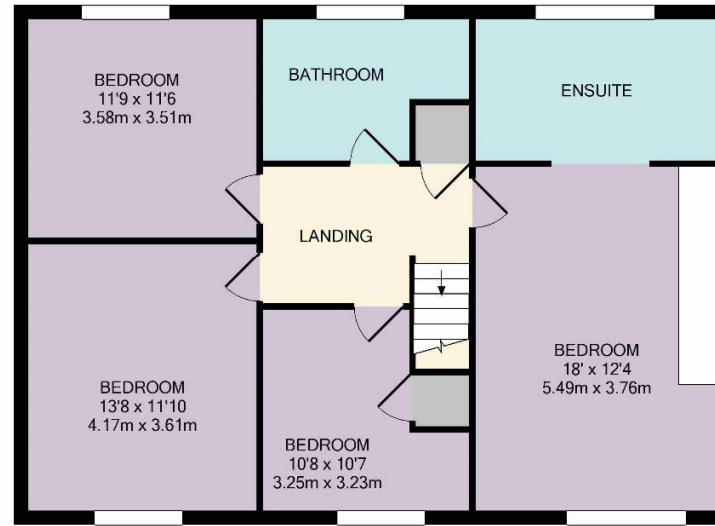
window, and **bedroom three** is positioned to the rear at the end of the landing. A further lovely double, this room overlooks the garden and is well-presented in neutral colours.

**Outside** The property's very attractive, wide red-brick frontage sits behind a neat front garden, laid to lawn with a paved path to the front door. This path also reaches to the left-hand side, offering access to and from the parking and garage at the side. Pretty, well-planted beds with mature shrubs enhance the property's appeal from the road. The rear garden is of a very good size and is well-presented, featuring a large lawn and a sizeable, south-facing timber deck. A large conifer and a planted bed occupy the centre of the garden. The **detached double garage** is located at the side of the property, with vehicular access off Priors Place with plenty of block-paved parking before the red double up-and-over doors. Loft space is also available above the garage, reached via a hatch overhead.

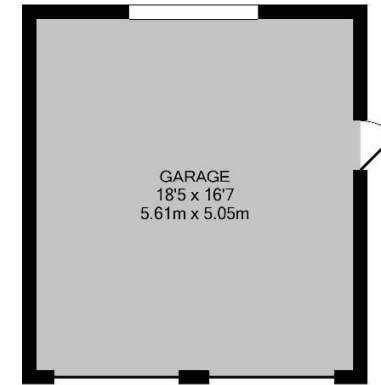
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GROUND FLOOR  
APPROX. FLOOR  
AREA 973 SQ.FT.  
(90.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 900 SQ.FT.  
(83.6 SQ.M.)



GARAGE  
APPROX. FLOOR  
AREA 306 SQ.FT.  
(28.4 SQ.M.)

**LAVENDER HOUSE**  
**TOTAL APPROX. FLOOR AREA 2179 SQ.FT. (202.4 SQ.M.)**  
 Measurements are approximate. Not to scale. Illustrative purposes only  
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**EPC** - The EPC is attached to these particulars. If it has become detached or is lost please contact us for a further copy.

**Fixtures and Fittings** - All carpets and curtains are excluded from the sale but may be available by separate negotiation.

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