

Goose Lane

Abbots Bromley, Staffordshire, WS15 3DE

John 
German





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£625,000

Hugely impressive detached home with extended ground floor accommodation providing ideal family sized living, appointed and presented to a high standard, situated in the highly popular and well regarded village.

Well maintained and vastly improved by the current owners since 2006, viewing of this hugely impressive family home is essential to appreciate its well planned and spacious extended ground floor accommodation, condition throughout and its exact position towards the edge of the village benefitting from a pleasant outlook to the front.

The picturesque and well regarded village provides a range of amenities including several public houses and restaurants, coffee rooms, The Richard Clarke first school feeding into the well respected middle and high schools in Uttoxeter, village shop, doctors surgery, church and numerous sports clubs and societies. Several walks through surrounding countryside are also on the doorstep, some towards Blithfield Reservoir and its sailing club. The towns of Uttoxeter, Stafford and Burton upon Trent plus the Cathedral City of Lichfield are all within easy commutable distance as is the Trent Valley train station giving direct access to London. The nearby A38/A50/M42 road networks also provide access to the cities of Derby and Birmingham.

Accommodation - A traditional tiled storm porch with a uPVC part obscure double glazed entrance door and side lights open to the welcoming reception hall providing a lovely introduction to the home with a glass balustrade staircase rising to the first floor. Doors leading to the extended ground floor accommodation and the fitted guest's cloakroom/WC.

The extremely spacious lounge extends to the full depth of the home having a focal coal effect gas fire and feature surround. Natural light is provided by the wide front facing bow window and wide uPVC double glazed French doors with side lights opening to the rear garden. Part glazed folding doors lead to the lovely dining/garden room that has been extended to provide versatile family space overlooking the garden with wide windows and French doors giving direct access to the garden plus a further double glazed skylight providing additional natural light. The room offers the potential to be used for dining and/or entertaining or just relaxing.

The extended dining kitchen also enjoys an abundance of natural light from a side extension which has a full length roof light and room for a dining suite. There is an extensive range of superior base and eye level units plus larder cupboards with quality worktops and an inset sink unit set below a wide window overlooking the garden, fitted electric hob with an extractor over, built in electric oven and a further combination oven, integrated dishwasher and fridge freezer. A double glazed door gives access to the garden and gives even more light.

Completing the ground floor space is the utility room which has base units and fitted work surfaces, inset sink unit, space for appliances, the wall mounted gas central heating boiler and a door into the garage.

The lovely part galleried first floor landing has a wide window providing a pleasant outlook and a built in airing cupboard housing the pressurised hot water cylinder. Doors lead to the four good sized bedrooms all of which can accommodate a double bedroom, the front facing bedrooms enjoying the same pleasant outlook as the landing.

The well proportioned master bedroom has the benefit of both a built in triple wardrobe and a fitted en suite bathroom having a modern style suite incorporating both a roll top bath and a separate corner shower cubicle with complementary tiled splash backs and under floor heating.

Finally the fitted family bathroom has a white three piece suite incorporating a panelled bath with a mixer shower and glazed screen above, tiled splash backs and under floor heating.

Outside - To the rear, timber decking provides a pleasant seating and entertaining area leading to the garden which is predominantly laid to lawn with well stocked raised borders containing a large variety of shrubs and plants. A further paved patio adjoins the lounge and garden room. Access leads to the front that has a garden laid to lawn with well stocked shrub borders. A double width tarmac driveway provides off road parking leading to the garage which has an electric roller door, power points and light plus access into the home via the utility room.

what3words: innovate.hems.stud

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Traditional **Parking:** Off road **Electricity supply:** Mains

Water supply: Mains **Sewerage:** Mains **Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band F

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/31052024

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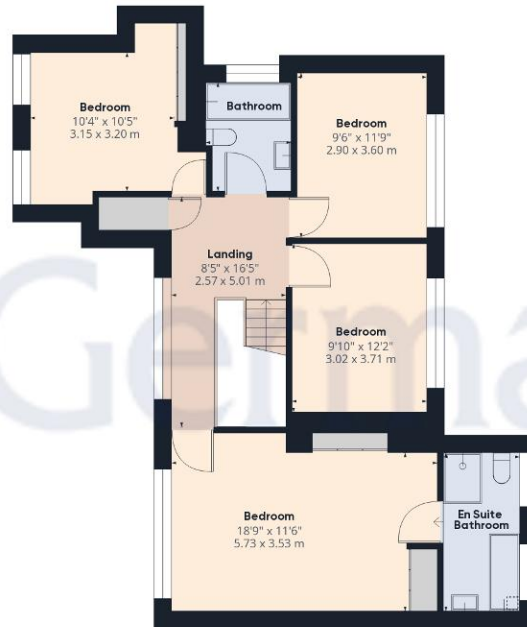








Ground Floor



Floor 1

Approximate total area⁽¹⁾

2095.53 ft²

194.68 m²

Reduced headroom

23.35 ft²

2.17 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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