

Friary Avenue

Abbots Bromley, Rugeley, WS15 3ED

John German





Friary Avenue

Abbots Bromley, Rugeley, WS15 3ED

£499,500

Immaculately maintained and extremely well-presented detached bungalow providing generously sized accommodation including a delightful garden room, occupying a lovely plot and position in the well-regarded village.



John German 

Internal inspection and consideration of this hugely impressive three bedroom bungalow is absolutely essential to appreciate its room dimensions and layout, most notably the versatile garden room approached via the fitted kitchen, its condition throughout, and the delightful westerly facing rear garden. Occupying a lovely, slightly elevated position in the well regarded and highly desirable village within walking distance to its wide range of amenities including the convenience shop, doctors surgery, public houses and restaurants, coffee houses, first school, active village hall and numerous sports and social clubs. Walks through the surrounding countryside are also on the doorstep, including towards Blithfield Reservoir. The towns of Uttoxeter, Burton upon Trent and Stafford, plus the cathedral city of Lichfield, are all in easy commutable distance, as is the Trent Valley train station and the A38/M42 road networks.

An enclosed porch with a tiled floor enjoys a pleasant outlook to the front with a part obscure double glazed door opening to the impressive and extremely welcoming reception hall having a built in cloaks cupboard and doors to the generous sized accommodation. The spacious L shaped lounge/dining room is immersed in natural light provided by the wide front facing bow window and wide French doors to the rear giving direct access to the patio and garden, reflected by the polished timber floor. The focal point of this room is the coal effect gas fire with its marble surround and hearth. The superior fitted kitchen has an extensive range of base and eye level units with fitted granite tops and a matching breakfast bar with inset sink unit, fitted electric induction hob with an extractor hood over, built in double electric oven and an integrated microwave, dishwasher and additional appliance space. The Karndean flooring runs into the fabulous garden room providing ample space for you to utilise as you wish, currently used as a sitting and dining room, enjoying a view over the delightful garden with double glazed skylights providing additional light, plus French doors opening to the patio.

There are three bedrooms, two of which can easily accommodate a double bed and furniture, with the front facing master having the benefit of a fully tiled fitted en suite shower room having a white suite incorporating a shower cubicle with a mixer shower over. Bedroom three also benefits from a built in wardrobe. Completing the accommodation is the magnificent, fitted family bathroom having a modern white four piece suite incorporating both a panelled bath and a freestanding double shower with a mixer shower over, half tiled walls and floor, and a fitted storage cupboard, plus two side windows providing light.

Outside to the rear, a natural stone effect paved patio provides a delightful seating and entertaining area enjoying a degree of privacy, leading to the good sized westerly facing lawn which has well stocked beds and borders containing a large variety of shrubs and plants, space for a bench beneath a timber trellis ideal for your morning coffee, access to the laundry room and gated access to the front. To the front is a deep rockery garden with numerous plants and shrubs, plus a gravelled path and paved stepping stones. A wide tarmac driveway provides off road parking for several vehicles, leading to the attached garage which has an up and over door, power and light and a personal door to the garden.

What3words: caves.refutes.enough

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard. **Parking:** Drive & garage.

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

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

Broadband type: TBC - 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 D

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

Our Ref: JGA/07102024







Approximate total area⁽¹⁾

1584.88 ft²

147.24 m²

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



John German

9a Market Place, Uttoxeter, Staffordshire, ST14 8HY

01889 567444

uttoxeter@johnngerman.co.uk



Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent

