



12 St Nicholas Way, Abbots Bromley, WS15 3EB



Enjoying a tranquil setting on this popular cul de sac is this extended and recently refurbished detached family home, benefitting from extensive and generously proportioned family accommodation, four generous bedrooms and south facing rear gardens. Having been substantially upgraded in 2023, this beautifully presented property benefits from a complete rewire, an extension and remodel to create a magnificent open plan living space, new flooring throughout, a bespoke kitchen, refitted utility and refitted bathrooms. The immaculate interiors comprise briefly reception hall, spacious

lounge, generously extended open plan living and dining kitchen, utility/study and cloakroom to the ground floor, with four spacious bedrooms set to the first floor serviced by a family bathroom and separate WC. Each bedroom benefits from fitted storage, and the principal bedroom offers plenty of space to allow for the addition of an en suite. Outside, the property enjoys south facing rear gardens, with a private drive and further gardens to the front aspect. There is access into the garage, and the property is serviced by mains gas central heating and double glazed windows.

St Nicholas Way is positioned close to the heart of Abbots Bromley, enjoying a prime setting with convenient access to nearby facilities, surrounding countryside and nearby commuter routes. Famed for its annual Horn Dance, the character high street of Abbots Bromley is home to a good selection of shops, a primary school, doctors, traditional pubs, a village hall and a historic church. The village has also formerly been named as one of the Top 12 Places to Live in the Midlands by the Sunday Times. There are a range of highly regarded independent schools nearby including Smallwood Manor, Lichfield

Cathedral and Denstone College, and the property lies within catchment for the Richard Clarke First School which feeds on to Oldfields Middle and Thomas Alleyne's High in Uttoxeter. The location benefits from good links to the A515, A50 and A38 giving access to major commercial centres of the Midlands, regular rail links to Birmingham and London can be found in nearby Lichfield and Rugeley, and the International Airports of Birmingham and East Midlands are both within an easy drive.



- Spacious Detached Family Home
- Recently Refurbished & Extended
- Superb Spec & Wealth of Space
- Magnificent Open Plan Living & Dining Kitchen
- Generous Lounge, Utility/Study
- Reception Hall & Cloakroom
- Four Good Sized Bedrooms
- Refitted Bathroom & WC
- En Suite Potential
- Large Garage, Parking for Two
- South Facing Gardens
- Desirable Setting on Popular Cul de Sac
- Pleasant Outlook over village Church
- Walking Distance to Amenities & Schools
- Well Placed for Local Amenities & Commuter Routes

A recessed Porch leads to the composite entrance door, which opens in turn into:

#### Reception Hall

A spacious welcome to this family home, having a window to the side, herringbone flooring and stairs rising to the first floor accommodation. Doors open into:

#### Lounge 5.16 x 3.93m (approx. 16'11 x 12'10)

A generously proportioned reception room having a window with fitted blinds to the front aspect



**Open Plan Living & Dining Kitchen** 7.16 x 6.67m  
(approx. 23'5 x 21'10)

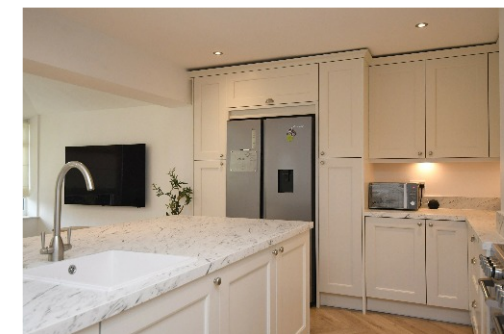
A most impressive space having been extended, remodelled and finished to an exceptional standard. Built by a local joiner, the handmade **Kitchen** comprises a range of bespoke solid Ash wall, base and island units with complementary worksurfaces over, housing an inset sink and integrated dishwasher to the island unit which also offers a breakfast bar to one side. a recess houses the Rangemaster Leisure range cooker, there is space of an American fridge freezer and a door opens from the kitchen to a useful **Pantry** beneath the stairs. Herringbone flooring extends into the **Family Room** which offers ample space for both living and dining areas, having vaulted ceilings with skylights and windows overlooking the south facing gardens. Bifold doors open out to the rear and a door opens into:

**Utility/Study** 5.1 x 2.31m (approx. 16'8 x 7'6)

A versatile space providing both a useful laundry room and a home office space, which could easily be partitioned off as desired. The **Utility** is fitted with gloss wall and base units housing inset sink with side drainer, housing an integrated washing machine and space for a tumble dryer. A window faces the rear and a door opens from the **Study** into the **Garage**

**Cloakroom**

Refitted with wash basin set to vanity unit and WC, with a window to the side, herringbone flooring and automatic lighting





Stairs rise to the **First Floor Landing**, having doors opening into the **Airing Cupboard** and into:

**Master Bedroom** 5.36 x 3.51m (approx. 17'7 x 11'6)  
A spacious double bedroom having a window to the front, a range of fitted wardrobes and loft access. A door opens to a useful storage cupboard which could be made larger to allow for the addition of an en suite to the principal bedroom

**Bedroom Two** 3.58 x 3.15m (approx. 11'9 x 10'4)  
Another double room having a window to the front aspect and a large fitted wardrobe

**Bedroom Three** 3.81 x 3.68m (approx. 12'6 x 12'1)  
With a window to the rear and a large fitted wardrobe

**Bedroom Four** 3.05 x 2.57m (approx. 10'0 x 8'5)  
A fourth double room having a window to the rear and a double fitted wardrobe

#### **Refitted Bathroom**

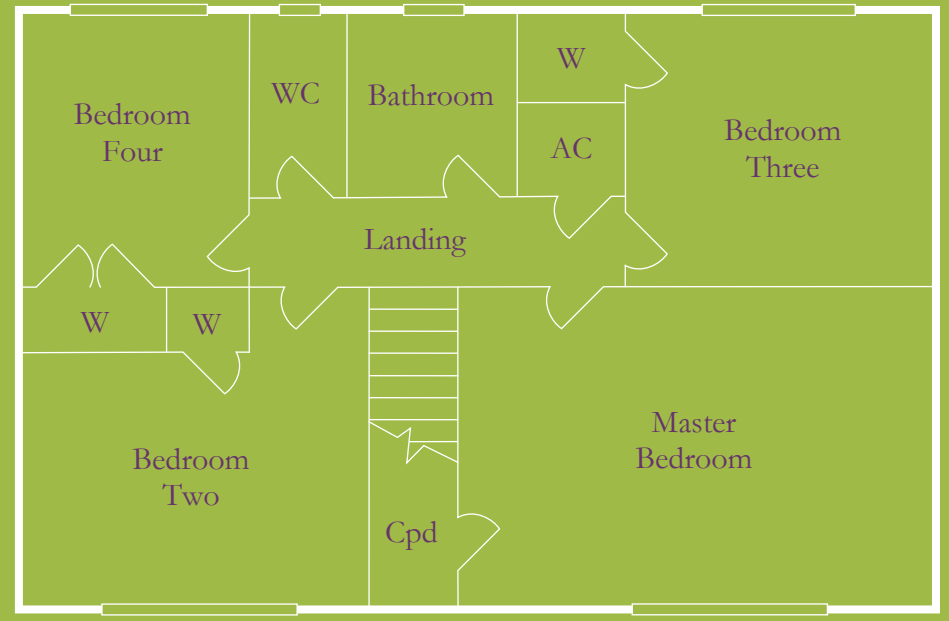
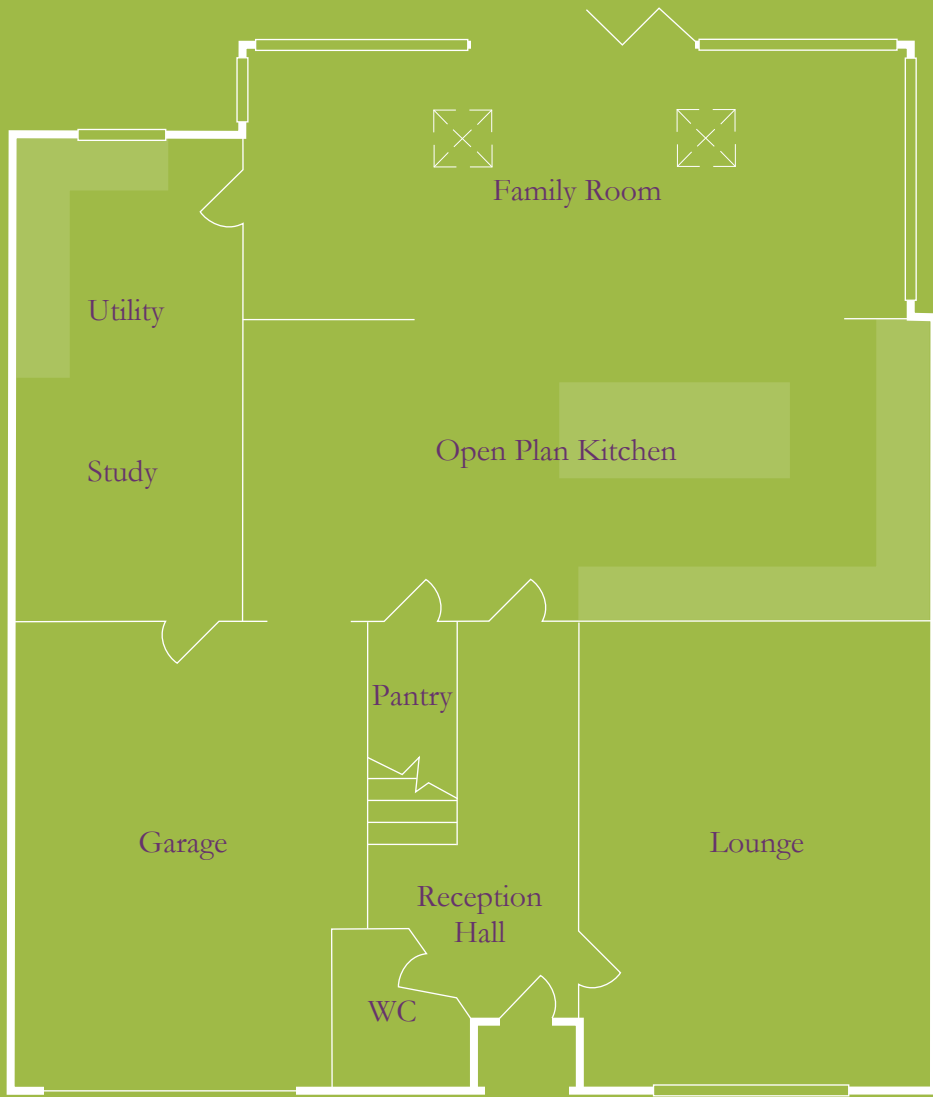
Comprising wash basin set to vanity unit and bathtub with shower unit over, having an obscured window to the rear, a chrome heated towel rail and tiled splash backs

#### **Separate WC**

Fitted with wash basin set to vanity unit and WC, with an obscured window to the rear









**Outside**

The property lies on the cul de sac of St Nicholas Way, having a generous frontage and a south facing rear garden. Pleasant views towards surrounding countryside can be appreciated on the approach to the property, where there is parking to the private driveway. Gardens offer potential to extend the parking area and the drive gives access into:

**Garage** 5.33 x 3.52m (approx. 17'5 x 11'6)  
 Having power, lighting and a manual entrance door. A useful storage area houses the boiler to one side

**South Facing Gardens**

The rear garden extends to a generous size, being safely enclosed and offering a blank canvas to landscape as desired. Gated access leads back to the front aspect

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**General note:** 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.

**Measurements:** Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

**Consumer Protection Regulations:** Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.