



5 Alfred Lyons Close, Abbots Bromley, WS15 3EY



Enjoying a tranquil cul de sac setting with an open aspect to the rear is this executive detached family home, benefitting from immaculately presented interiors, four good sized bedrooms including a luxurious master suite, and a wonderfully secluded rear garden. Having been extended, upgraded and maintained to an excellent standard, the property features modern bathrooms and a recently refurbished kitchen, alongside further potential to extend/remodel as desired (STPP). The interiors comprise briefly central reception hall, dual aspect lounge, separate dining room, generous family dining kitchen

and cloakroom to the ground floor, with four well proportioned bedrooms set to the first floor being serviced by a family bathroom. The master suite also benefits from a luxurious dressing room and private en suite. An immaculate garden extends to the rear enjoying a delightful open aspect and being a pleasant space to enjoy the peaceful village location, and there is parking for two vehicles to the front alongside access via an up and over door into the single garage. This family home is serviced by mains gas central heating and double glazed windows.

The property lies on a peaceful cul de sac close to the heart of Abbots Bromley, enjoying a prime setting with convenient access to both nearby facilities and commuter routes. Famed for its annual Horn Dance, the characterful village 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, Denstone College and Repton

School, and the property lies within catchment for the Richard Clarke First School which feeds on to Oldfields Middle and Thomas Alleyes 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.





- Modern Detached Family Home
- Extended & Beautifully Presented Interiors
- Popular Village & Peaceful Cul de Sac Setting
- Two Spacious Reception Rooms
- Modern Family Dining Kitchen
- Reception Hall & Cloakroom
- Four Good Sized Bedrooms
- Stunning Master Bedroom with Dressing Room & En Suite
- Family Bathroom
- Single Garage & Parking
- Secluded & Well Tended Rear Garden
- Potential to Extend/Remodel Further (STPP)
- Walking Distance to Village Centre
- Highly Regarded School Catchment
- Well Placed for Commuter Routes & Rail Travel

Reception Hall

An attractive welcome to this family home, having oak finish flooring, stairs rising to the first floor with storage beneath and doors opening into:

Lounge 5.97 x 3.58m (approx. 19'7 x 11'9)

A spacious dual aspect reception room having a wall mounted gas living flame fireplace, a window facing the front and double doors opening out to the rear gardens

Dining Room 4.01 x 3.2m (approx. 13'2 x 10'6)

Another well presented reception room having a window to the front aspect and oak finish flooring

Family Dining Kitchen 6.27 x 3.0m (approx. 20'7 x 9'10)

A beautiful family space formed by a comprehensively fitted kitchen, and dining area with bifold doors opening out to the rear garden. The **Kitchen** comprises a range of recently re-sprayed wall and base units with granite worksurfaces over, housing an inset sink with side drainer and integrated appliances including dishwasher, fridge freezer, oven, gas hob with extractor above and washing machine. There is a window facing the rear, and the **Dining Area** houses further reduced depth storage and overlooks pleasant views over the garden

Cloakroom

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





Stairs rise to the **First Floor Landing**, having access via a drop down ladder to the insulated loft space and a door opening into the **Airing Cupboard**. Further doors lead into:

Dressing Room 3.25 x 3.07m (approx. 10'8 x 10'1)
Servicing the master suite, this beautifully presented dressing room has a window to the rear as well as a range of fitted wardrobes, with a door opening into:

Master Bedroom 5.21 max x 2.74m (approx. 17'1 max x 9'0)
A luxurious principal bedroom, having dual aspect windows and private use of:

En Suite
Comprising a contemporary suite having wash basin set to vanity unit, WC and oversized walk in shower, with tiled flooring, tiled walls and obscured windows to two sides

Bedroom Two 4.55m x 2.74m (approx. 14'11 x 9'0)
Another spacious double room having twin windows to the front

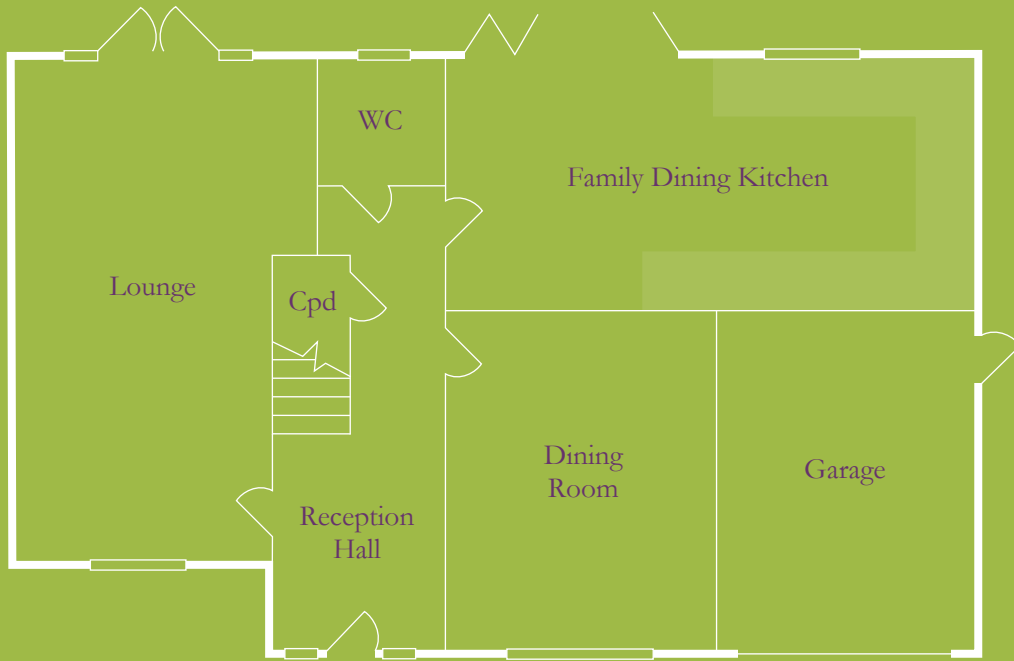
Bedroom Three 3.56 x 3.28m (approx. 11'8 x 10'9)
A third double room having a window to the front

Bedroom Four 3.02m x 2.21m (approx. 9'11 x 7'3)
A good sized single bedroom having a window to the rear

Family Bathroom
A modern suite comprises pedestal wash basin, WC and bathtub with shower unit over, with tiled flooring, tiled walls, an obscured window to the rear and a heated towel rail









Outside

There is gated access leading back into the rear garden, and there is a power supply to allow for an EV charging point to be installed (existing charger is as separate negotiation)

Single Garage 4.06 x 3.05m (approx. 13'4 x 10'0)

An up and over entrance door opens into the garage having power, lighting and a courtesy door to the side aspect

Secluded Rear Garden

Being bordered by mature foliage and trees, the rear garden backs onto a pleasant open outlook enjoying much privacy to all sides. A paved terrace leads onto lawns featuring well stocked flower beds, and the rear aspect benefits from power, lighting and a water point. The shed is included in the sale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 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.