





*** STUNNING VIEWS ** NEWLY FITTED KITCHEN ** CUL DE SAC LOCATION ****

A three bedroom semi-detached home, situated within a picturesque plot having views over rolling landscaped to the rear aspect. The property benefits from a newly fitted kitchen, stunning views over rolling Staffordshire countryside, well proportioned bedrooms and ample parking facility. The accommodation in brief comprises to the ground floor: entrance hall, living room, dining room, kitchen and utility area. The first floor feature three well proportioned bedrooms and a family bathroom.



LOCATION

The property is located within the historic village of Abbots Bromley. The village facilities include GP surgery/health centre, general store, butcher, coffee shop, several pubs, restaurant, livery-yard with tea room, village hall, churches, a primary school and pre-school nursery. Sporting facilities include tennis courts, football and cricket pitches while a mile away is Blithfield Reservoir, a popular location for walking, ornithology, fishing and sailing. A variety of organisations and societies are active in the village.

Abbots Bromley is well-placed for access to the A38, A50 and the national motorway network. There are two nearby railway stations, Rugeley Trent Valley and Lichfield, from the latter of which it is possible to get to London in 90 minutes.

ENTRANCE HALL

With built in storage cupboard, stairs rising to the first floor and door leading off to:

LIVING ROOM

With a UPVC double glazed window to the front elevation, coal effect gas fire with marble style surround, coving to ceiling and an opening leading through to the dining area.

DINING ROOM

With central heating radiator, coving to ceiling, double glazed UPVC French doors leading out onto the garden, also giving a superb view over adjacent countryside and a door leads through to the kitchen.



KITCHEN

The newly fitted kitchen has a range of base and eye level units with work surfaces, a sink unit set below the rear facing window, fitted electric hob, oven/grill and a door to the side elevation. Off the kitchen a door leads to a useful utility which has appliance space.

FIRST FLOOR LANDING

With built in airing cupboard and doors leading off to:







MASTER BEDROOM

With central heating radiator, double glazed UPVC window to the front elevation and coving to ceiling.

BEDROOM TWO

With central heating radiator, coving to ceiling and a double glazed UPVC window to the rear elevation.

BEDROOM THREE

With a double glazed UPVC window to the front elevation and central heating radiator.

SHOWER ROOM

With a three piece suite comprising: low level WC, wash hand basin with vanity unit below and mixer tap, double shower cubicle with glass sliding door and electric shower over, central heating radiator, tiled splash backs and double glazed UPVC windows to the rear and side elevations.



OUTSIDE

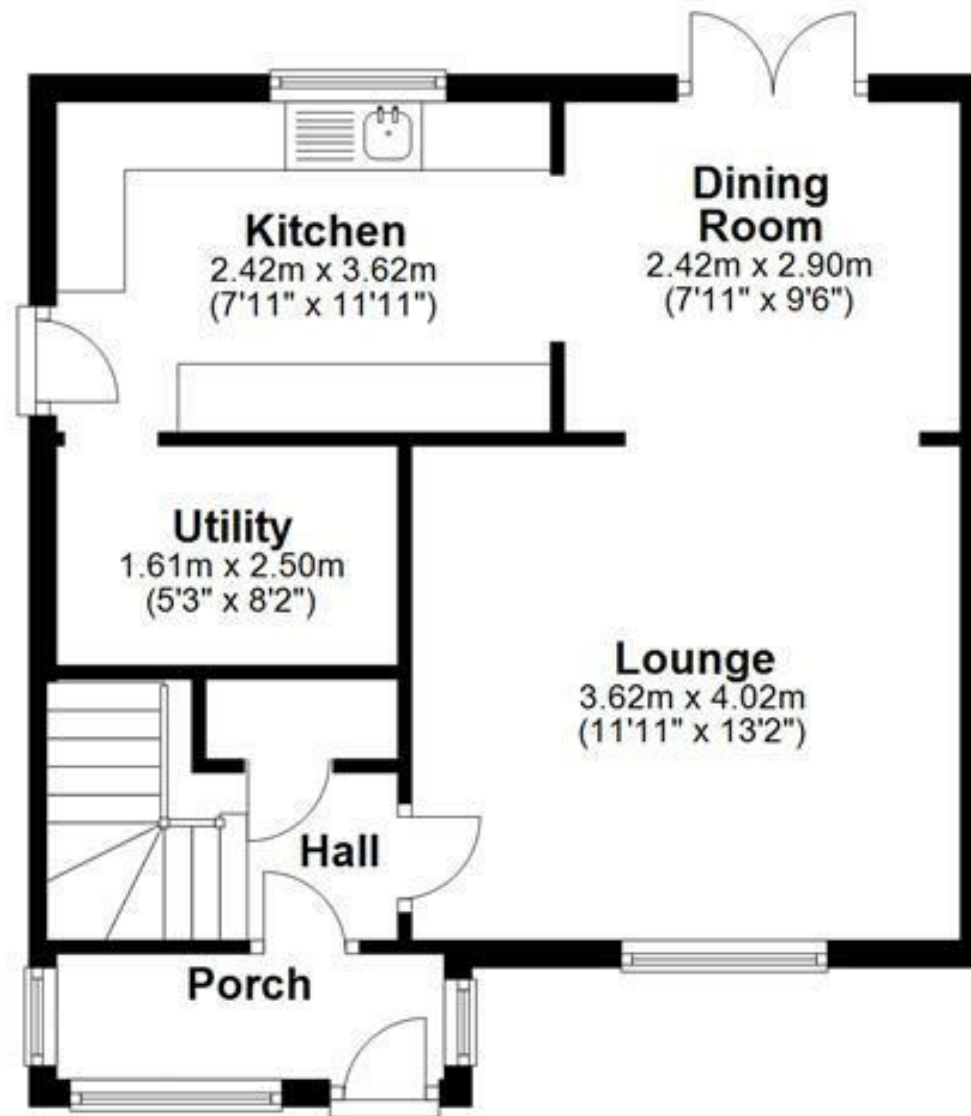
The outside of the property to the front elevation features a tarmacadam driveway providing ample parking facility with a side access leading to the rear garden. The rear elevation has breathtaking views over rolling countryside and consists mainly of a laid to lawn garden with patio area ideal for seating.





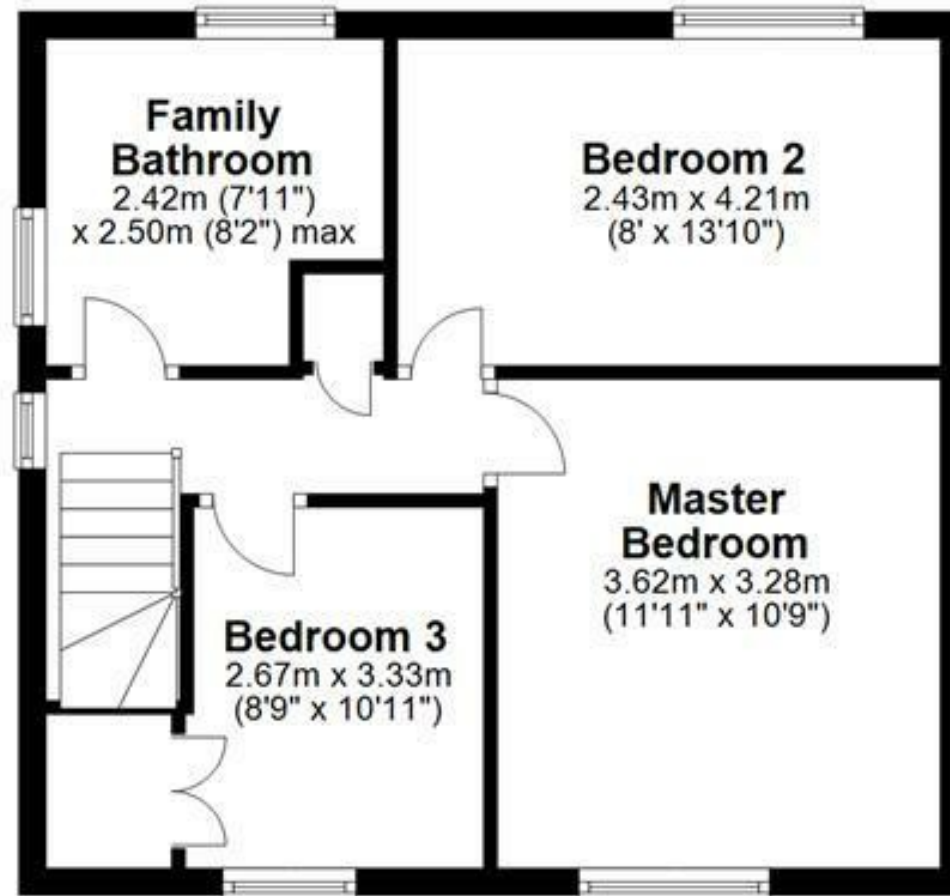


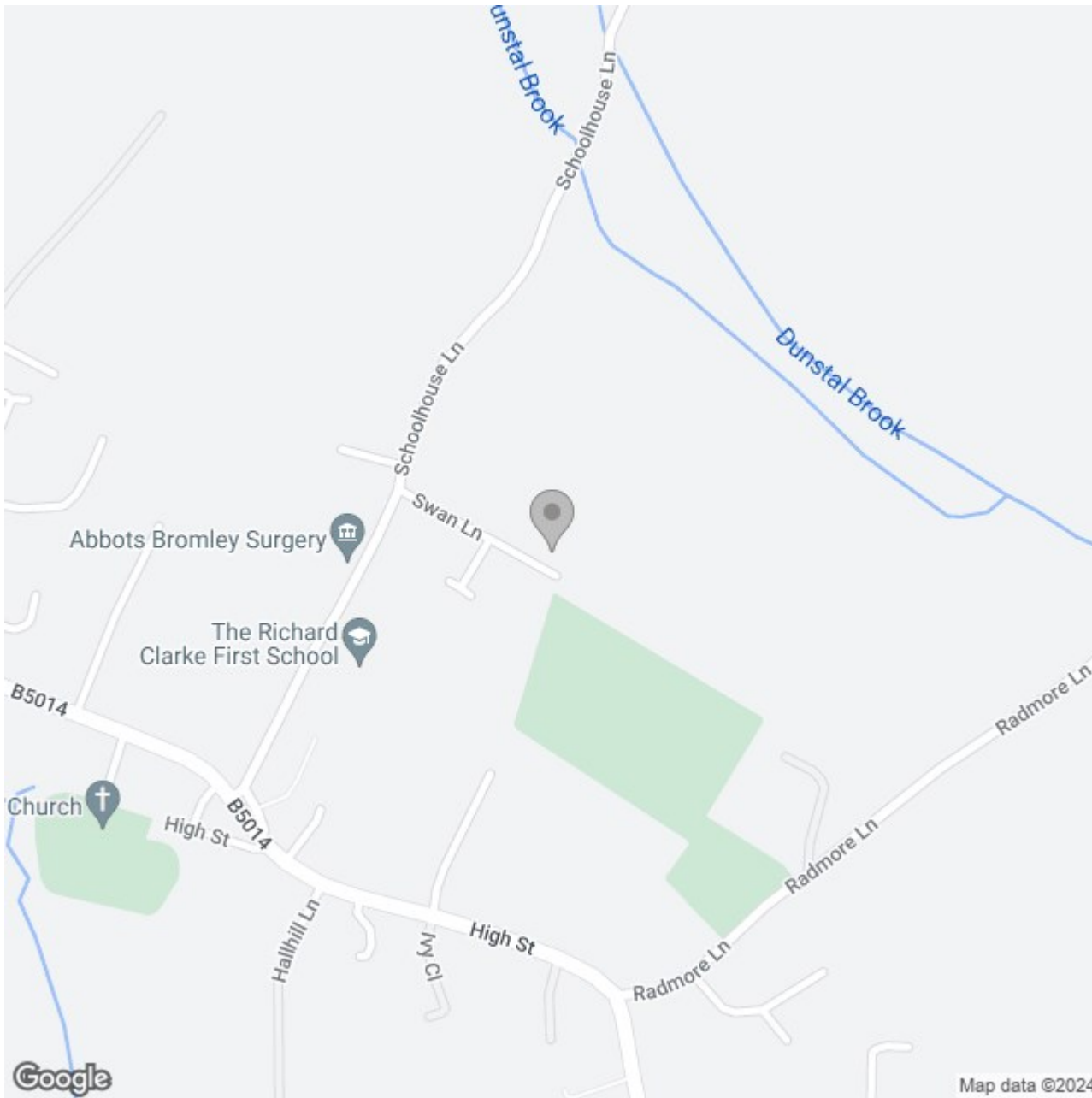
Ground Floor



Please use as a guide to layout only. They are not intended to be to scale.
Property of Abode Anderson-Dixon, Burton-Uttoxetter-Ashbourne
Plan produced using PlanUp.

First Floor





Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	