



4 The Paddock

Lichfield Road, Abbots Bromley, WS15 3FG



MARK BENTLEY
ESTATE AGENT



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An attractive and impressive three bedroom two bathroom freehold detached home with lovely lounge, stunning dining kitchen/family room, large utility, double garage and gorgeous gardens with uninterrupted open views of countryside and local sports grounds.

Set on the edge of this sought after village

Planning permission is in place to extend the property to create two further bedrooms and a further reception room if required.

4 The Paddock is set in a private drive of six individual attractively designed homes set in large plots built in 2017.

The rear of **4 The Paddock** has uninterrupted open views of countryside the local sport grounds. **The Paddock** is only a few minute's walk from the village centre.

Abbots Bromley is located in the East Staffordshire district of Staffordshire and lies approximately 8 miles from Lichfield, 6 miles from Uttoxeter, 6 miles from Rugeley.

Home to approximately 2,000 people this very popular village has a good range of amenities including a General Store, Butchers, Church, Doctors Surgery, Four Public Houses, Village Hall and an Indian Restaurant. There are good local schools and the village is accessible to Denstone College, Repton and Lichfield Cathedral School.

Abbots Bromley is also only approximately a mile from Blithfield reservoir where you will find people fishing, sailing, walking etc. Also in the local area are Hoar Cross Hall & Spa, The Deer Park and the Meynell Ingram Arms.

4 The Paddock sits behind a wide and deep foregarden with large shaped lawn inset with a flower bed and trees and a large block paved and gravel drive providing parking space for numerous cars.





Ground Floor

Tiled Canopy Porch Entrance

With brick and timber pillars.

Large Reception Hall

Solidor entrance door with side glazed panels, under stairs storage cupboard, window facing side, stairs to the first floor, doors to the Lounge, Dining Kitchen and:

Guest Cloakroom

Pedestal wash basin, WC and window facing side.

Lovely Lounge 4.80m x 4.70m

Feature limestone fireplace with electric log burner style stove, two window either side and two sets of bi-fold doors to the patio and rear garden.

Stunning Large Dining Kitchen and Family Room 8.84m x 4.81m max

Excellent range of fitted units including fitted base cupboards and drawers with long work surfaces over, 1.5 basin sink unit, matching wall cupboards, built in appliances including Rangemaster Professional Range/Cooker with extractor hood over and dishwasher, feature island with drawers and breakfast bar and two windows facing front. There is ample room for a large dining table and chairs in the dining area. There are full height windows to the side and rear in the sitting area including bi-fold doors to the patio.

Large Utility Room 4.58m x 2.27m

Fitted units including stainless steel sink unit, fitted base cupboards and drawers, matching fitted wall cupboards, plumbing for washing machine, space for tumble dryer, window facing front, door to rear garden and steps and doors to:

Large Double Garage 6.43m x 6.01m

Two electric up and over doors, power and lighting, pull down steps to large storage loft, window overlooking the rear garden and door to the side.





First Floor

Landing

Stairs from the reception hall, two windows facing side, Airing Cupboard with hot water cylinder and doors to the three bedrooms and family bathroom.

Principal Bedroom/Bedroom 1 5.39m x 4.81m

Two sets of fitted wardrobes with sliding doors, four Velux windows, two radiators, window facing front and door to:

En-Suite Shower Room

Shower cubicle, pedestal wash basin, WC, heated towel rail, half height wall tiling, double doors storage cupboard and Velux window.

Bedroom 2 3.71m x 3.35m

Fitted double wardrobe with sliding doors, radiator and window facing front.

Bedroom 3 3.20m x 2.68m

Radiator and Window overlooking and rear garden and fields beyond.

Family Bathroom

Panelled bath, pedestal wash basin, WC, shower cubicle, heated towel rail and window overlooking the rear garden.

Outside

Space to the side

There is ample space to the side of the property to extend the property in the future if required.

Gorgeous Rear Garden

Paved patio, extensive lawn, flower beds with a range of shrubs and flowers, trees, pole and rail fencing and panoramic views over sports grounds and open countryside.

General Information

Tenure: Freehold

Council Tax Band: G

Services: Mains Water, Electric and Gas are connected. Each property has a Bio-Disk septic Tank.

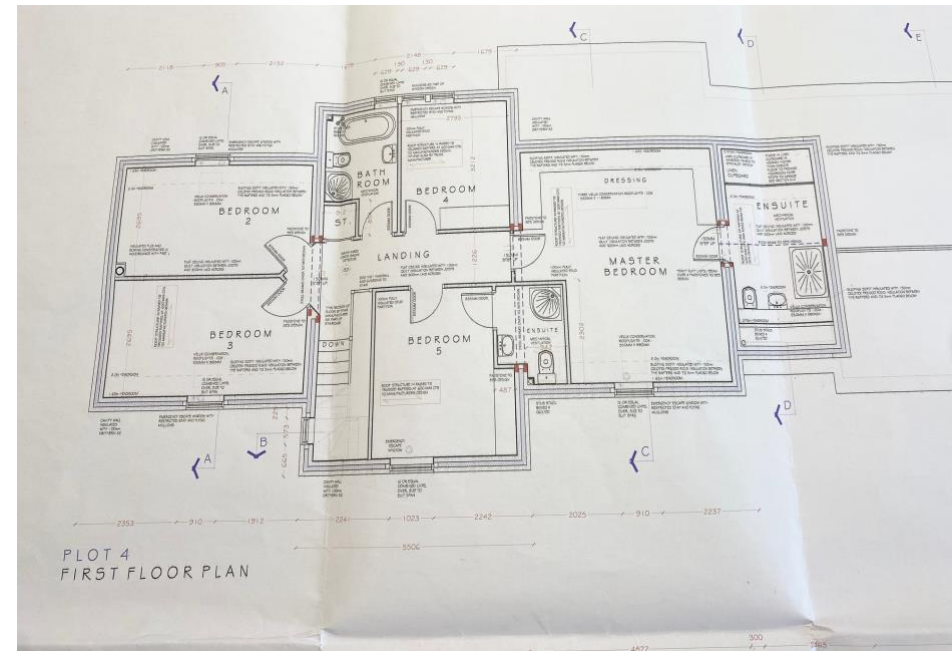
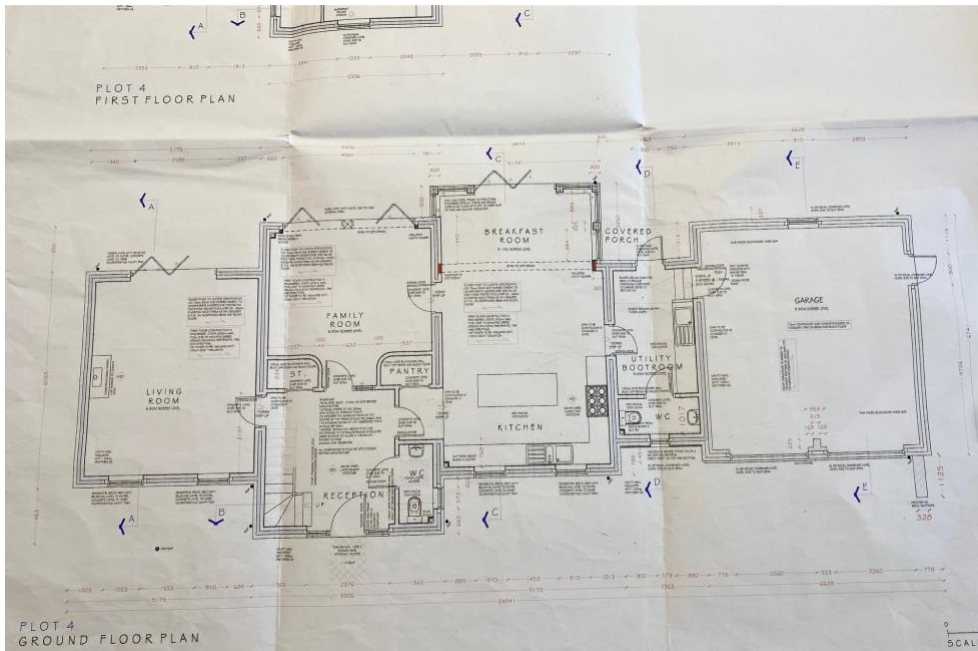
Heating: Gas central heating with underfloor heating to the ground floor and radiators on the first floor.

Broadband: Superfast Broadband is available from several suppliers.

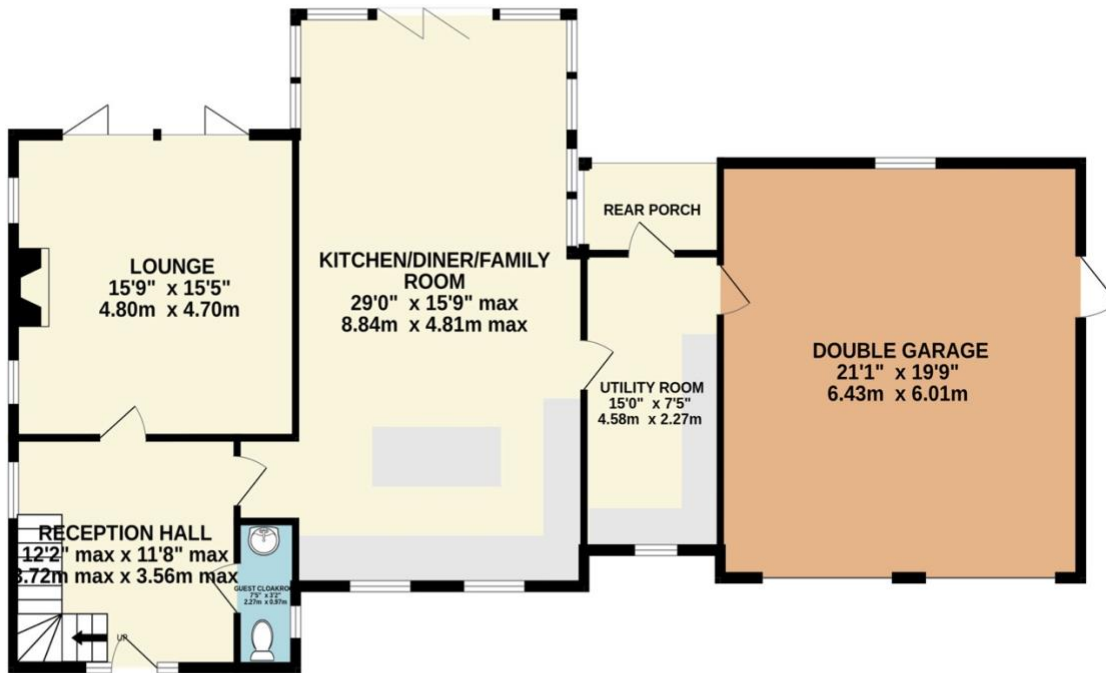
Viewing: Call 0121 353 6212 or 07768 035065 or email: Mark.bentley@exp.uk.com to arrange an appointment to view this super property.



Plans showing the permission in place to extend 4 The Paddock to create two extra bedrooms and an extra living room if required



GROUND FLOOR
1422 sq.ft. (132.1 sq.m.) approx.

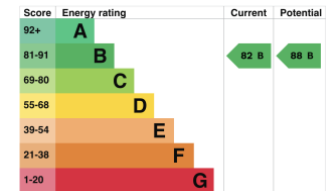


1ST FLOOR
756 sq.ft. (70.2 sq.m.) approx.



TOTAL FLOOR AREA : 2178 sq.ft. (202.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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