



THE BEECHES | LICHFIELD ROAD | KINGS BROMLEY | STAFFORDSHIRE |

Downes
&
Daughters
ESTATE AGENCY



THE BEECHES

LICHFIELD ROAD | KINGS BROMLEY | STAFFORDSHIRE | DE13 7JE

£830,000

A rare opportunity to purchase an individually designed luxury family home at the heart of this popular Staffordshire village. Having been thoughtfully designed to cater for the modern day needs of a growing family this delightful home perfectly blends contemporary open plan living spaces with some more cosy family rooms, perfectly supported by the necessary functional room including dedicated home working space. Occupying an impressive plot on one of Kings Bromley's premier roads this striking and generous home offers family accommodation extending to 2,750 square feet and is sensibly laid out over three floors and finished to an exacting standard with Cat 6 cabling connecting all floors and a three zone heating system. The ground floor offers a spacious entrance hallway with guest cloakroom, an inviting living room with log burner, large home office or playroom, utility and a wonderfully sociable kitchen, dining and family room, straight out of the pages of the swankiest lifestyle magazines. With a vast range of integrated Gorenje appliances and bi-fold access to the rear garden.

The upper floors are equally impressive with two opulent bedroom suites on the first floor with two further bedrooms and a luxury family bathroom. A stylish return staircase then leads to two further bedrooms on the second floor served by a second sumptuous bathroom. The thoroughly impressive nature of this house continues outside with extensive private driveway parking, integral garage with sectional electric door and a carefully manicured, and wonderfully private, rear garden with neat lawn, patio seating area and stylishly planted borders and attractive Beech hedge running the entire length of the boundary. Hence the house name.

Viewing is essential to appreciate the exceptional nature of this modern home, its contemporary design and high level of finish. All within the John Taylor catchment area and only moments away from all the amenities this wonderful village has to offer.



GROUND FLOOR

- Spacious Entrance Hallway With Hörmann Winchester Oak front door & Porcelanosa tiled floor (continuing through to kitchen & cloakroom)
- Guest Cloakroom
- Cosy Carpeted Living Room With Log Burner
- Large Dedicated Home Work Space For Two Or Playroom
- Showpiece Open Plan Kitchen Diner & Family Room With Bi-Bold Access To Rear Garden
- Stoneham Kitchen Inc. Quartz Worksurfaces, Integral Gorenje Appliances, Formal & Informal Dining Areas
- Utility Room With Access To Garage





FIRST FLOOR

- Elegant Gallery Landing With Large Airing Cupboard
- Principal Bedroom Suite With Fitted Wardrobes & En Suite Shower Room
- Second Bedroom Suite With Walk Through Dressing Room & En Suite Shower Room
- Bedroom Three (fitted wardrobes)
- Opulent Family Bathroom With Free Standing Bath & Separate Shower

SECOND FLOOR

- Stylish Return Staircase Rises To Landing
- Bedroom Four
- Bedroom Five
- Second Luxury Bathroom With Free Standing Bath & Separate Shower







WHY WE LOVE THIS HOUSE...

"We are perfectly situated to feel very much like we are at the heart of the village which is extremely friendly and welcoming from the moment we moved here. Being so close to the pub and the cricket club is very convenient (almost too convenient!) and has been a big part of our social life whilst living here. The layout of this house has made it a very difficult decision to move as it is perfectly suited to every day family life, hosting friends to stay and also large sociable gatherings. We will miss it a lot!"



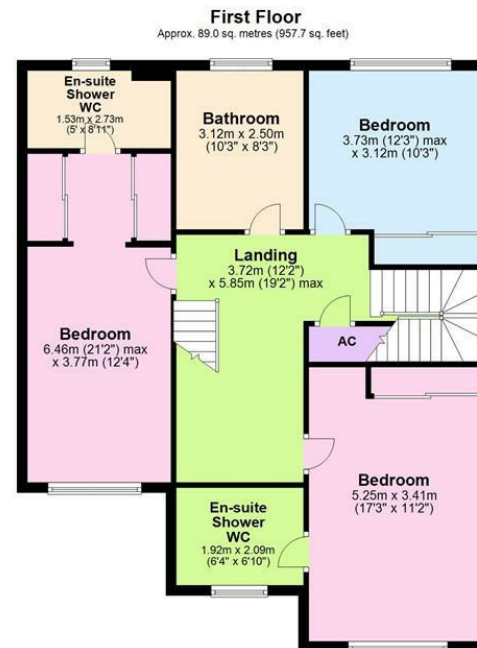
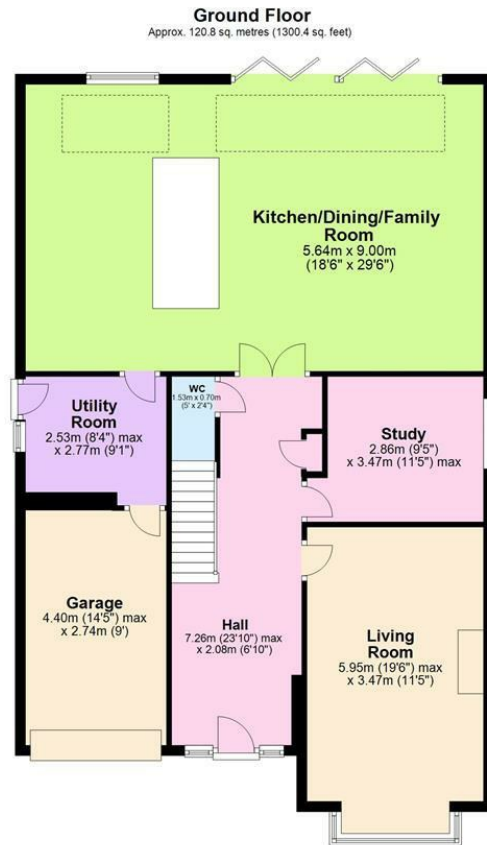


OUTSIDE

- Extensive Private Driveway
- Attractive Fore Garden & Neat Boundary Hedge
- Integral Garage With Electric Sectional Door
- Beautifully Presented & Wonderfully Private Rear Garden
- Manicured Lawn, Patio Seating Area & Stylishly Planted Borders
- Gated Side Access







Total area: approx. 255.5 sq. metres (2750.5 sq. feet)



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