



Ashbrook Lane

Abbots Bromley, Rugeley, Staffordshire, WS15 3DW

£439,950

# Property Features

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- Immaculately Presented Family Residence
- Entrance Hall
- Superb Fitted Kitchen
- Open Lounge and Open Dining Area
- Guest Cloakroom
- Master Bedroom with En-suite
- Two Further Bedrooms
- Fitted Family Bathroom
- Superb Rear Garden
- Two Car Parking Spaces

## Full Description

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Taylor Cole Estate Agents are thrilled to offer 'for sale' this modern and most immaculately presented family residence situated in the idyllic village location of Abbots Bromley. The property benefits from both solid wood triple glazed windows throughout and gas fired central heating, with accommodation briefly comprising: entrance hall, superb fitted kitchen, open lounge and open dining area, guest cloakroom, master bedroom with en-suite, two further bedrooms, fitted family bathroom, superb rear garden and two car parking spaces. Early internal viewing is highly advised.

This outstanding home is situated in the heart of the beautiful village location of Abbots Bromley, conveniently positioned only a short distance from local schooling, shopping amenities, restaurants, public houses and similar neighbouring picturesque villages and towns. The property, which was constructed only a few years previous, offers traditional charm combined with stunning modern features and is situated behind a private residents car park where there are the property's two car parking spaces, along with the bin storage area. A path with wrought iron railing adjacent continues to the property's front entrance door.

### ENTRANCE HALL

Accessed via the obscure double glazed composite front entrance door and having two ceiling light points, radiator, wall socket, telephone connection point (subject to regulations), staircase off to first floor landing, quality wood grain effect flooring, solid wood door into:

### OPEN PLAN LOUNGE, DINING AND KITCHEN AREA

This superb open aspect living area is perfect for modern day living requirements with the area beginning with:

### FITTED KITCHEN

10' 3" x 9' 0" (3.12m x 2.74m)

This superb fitted kitchen offers an excellent range of matching base units and drawers, full height integrated fridge/freezer, slimline integrated 'Indesit' dishwasher, built-in 'Indesit' washer/dryer, built-in 'Neff' double oven with matching 'Neff' induction hob, tiled splashback and extractor hood over, solid oak working surfaces, inset ceramic one and half bowl sink and drainer unit with hot and cold mixer tap over, complementary tiled surround, wall sockets, matching range of wall units offering further storage space and housing for the 'Worcester



Bosch' combination boiler, built-in microwave, triple glazed solid wood window to the front aspect, ceiling downlighters, quality wood grain effect flooring opening to:

#### OPEN ASPECT LOUNGE

20' 3" x 13' 5" (max) (6.17m x 4.09m)

Offering superb floor space for free standing lounge furniture and having solid wood triple glazed window to the rear, double glazed French doors opening out to the rear patio, ceiling downlighters, two TV connection points, wall sockets, radiator, quality wood grain effect flooring, open space to:

#### DINING AREA

8' 10" x 9' 9" (2.69m x 2.97m)

Having radiator, wall sockets, ceiling downlighters, ample floor space for free standing dining room table, door into the storage cupboard offering superb storage space, quality wood grain effect flooring throughout.

#### GUEST CLOAKROOM

5' 10" x 3' 6" (1.78m x 1.07m)

The matching suite comprises of a close coupled WC, pedestal hand wash basin with hot and cold mixer tap over and tiled splashback, ceiling downlighters, extractor fan, radiator, quality wood grain effect flooring.

#### FIRST FLOOR LANDING

Having loft hatch access with drop down ladders, two ceiling light points, triple glazed solid wood window to the rear, radiator, wall socket, door into the storage cupboard enclosing hanging rail and shelving unit, door into the overstairs storage cupboard enclosing further storage space, solid wood doors to:

#### BEDROOM ONE

12' 6" x 9' 10" (3.81m x 3m)

The spacious master bedroom provides fantastic floor space for free standing bedroom furniture and has two ceiling light points, TV connection point, wall sockets, radiator, triple glazed solid wood window overlooking the rear garden, solid wood door into:

#### EN-SUITE

8' 11" x 3' 4" (2.72m x 1.02m)

Boasting a modern half tiled surround, this attractive suite comprises of a close coupled WC, hand wash basin with hot and cold mixer tap over and toiletry storage beneath, walk-in shower unit with 'Triton' shower fitment enclosed, ceiling to floor tiled surround and folding glass side screen, obscure triple glazed solid wood window to the side, wall mounted heated towel rail, marble effect flooring.

#### BEDROOM TWO

9' 9" x 9' 6" (2.97m x 2.9m)

Again being a double bedroom and having triple glazed solid wood window to the front, ceiling light point, radiator, wall socket.



### BEDROOM THREE

4' 11" x 9' 8" (1.5m x 2.95m)

Currently being utilised as a dressing room, this versatile room would also be perfect to be used as a nursery or home office, with the room itself having a superb fitted wardrobe which encloses hanging rail and shelving unit with ceiling to floor sliding doors, ceiling light point, radiator, wall socket, triple glazed solid wood window to the front aspect.

### FAMILY BATHROOM

5' 11" x 6' 11" (1.8m x 2.11m)

This matching suite comprises of a P-shaped bath with hot and cold mixer tap over and shower fitment above, glass side screen, pedestal hand wash basin with hot and cold mixer tap over, close coupled WC, wall mounted heated towel rail, shaver socket, obscure triple glazed solid wood window to the side, ceiling downlighters, marble effect flooring.

### OUTSIDE

#### ATTRACTIVE REAR GARDEN

This newly landscaped rear garden has been designed and finished to an exceptionally high standard and begins with the slabbed paved patio which continues to the side aspect and side entrance gate, matching steps continue through the feature sleeper boundary to the central block paved patio which in turn houses the aluminium framed gazebo with a perspex roof and courtesy curtain surround, two neat lawned areas are to each side with stone chipped borders beyond and provide perfect space for flower beds and pots, modern timber fencing to all boundaries, two external power points are available, to the left hand side boundary there is a free standing timber shed perfect for outdoor storage facilities.

#### ANTI MONEY LAUNDERING

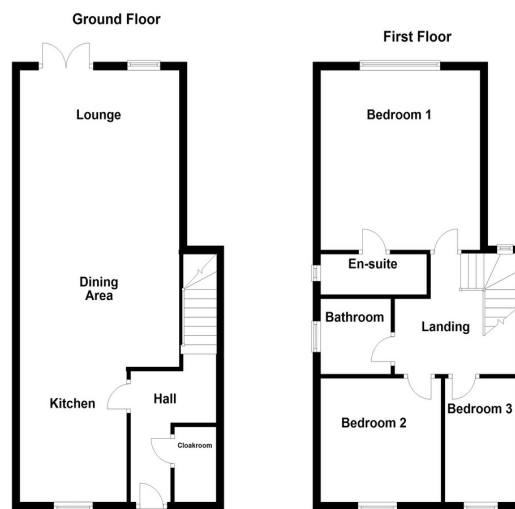
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

#### TENURE

We have been advised that this property is freehold, however, prospective buyers are advised to verify the position with their solicitor / legal representative.

#### VIEWING

By prior appointment with Taylor Cole Estate Agents on the number provided.



Score	Energy rating	Current	Potential
92+	A		95   A
81-91	B	84   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements