



NO.1 | BRADBURY LANE | BURTON-ON-TRENT | STAFFORDSHIRE | DE13

Downes
&
Daughters
ESTATE AGENCY



NO.1

BRADBURY LANE | BURTON-ON-TRENT | STAFFORDSHIRE | DE13 7JT

£1,095,000

An imposing five bedroom detached family home, on this select development, in a highly coveted corner of the popular village of Kings Bromley, falling within the John Taylor catchment area. Immaculately presented throughout and flooded with natural light, this exceptional home offers spacious and flexible accommodation, catering to all of today's modern family requirements. Having benefitted from a number of improvements by the current owners, the most impressive of which is the striking kitchen dining & family room with bi-fold access to the rear garden. The 28' living room with inglenook fireplace and log burner gives a more formal element to the ground floor and the sitting room and dining room give the flexibility today's family life commands. The utility and guest cloakroom provide the more functional roles. The first floor is equally impressive with an elegant three sided gallery landing, flooded with natural light, an opulent principal bedroom suite with fitted wardrobes and an en suite shower room.

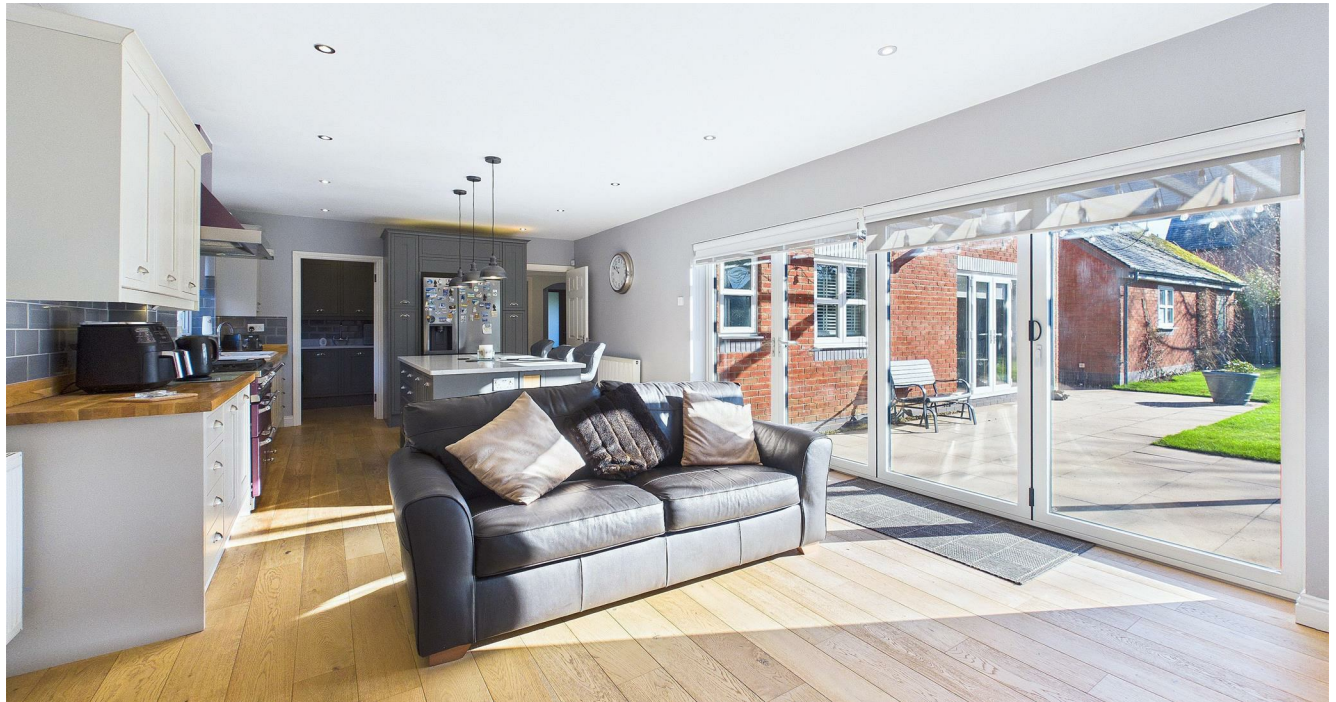
Two further bedroom suites also boast en suite shower rooms and built in wardrobes and bedrooms four and five share a most opulent refitted family bathroom. Please note that bedroom five has been opened in to the principal bedroom and is currently used as a dressing room. Externally the property occupies a substantial plot with a South West facing rear garden. This perfect home also has the rare benefit of extensive private driveway parking, a detached triple garage adjacent to the house and a wonderfully private landscaped rear garden, drenched in sunlight for most of the day. With an attractive mix of patio seating areas, established borders and gated access on both side.

Viewing is essential to appreciate the exceptional nature of this delightful family home, its contemporary presentation and its enviable position within the village.



GROUND FLOOR

- Impressive Entrance Hallway Looking Up To Striking Gallery Landing With Two Storage Cupboards
- Guest Cloakroom
- 28' Living Room With Doors To Garden & Inglenook Fireplace With Log Burner
- Sitting Room
- Formal Dining Room Or Spacious Study
- High Quality Showpiece Open Plan Kitchen/Diner/Family Room With Bi-Fold Doors To Garden
- Large Island With Informal Dining
- Utility Room & Airing Cupboard



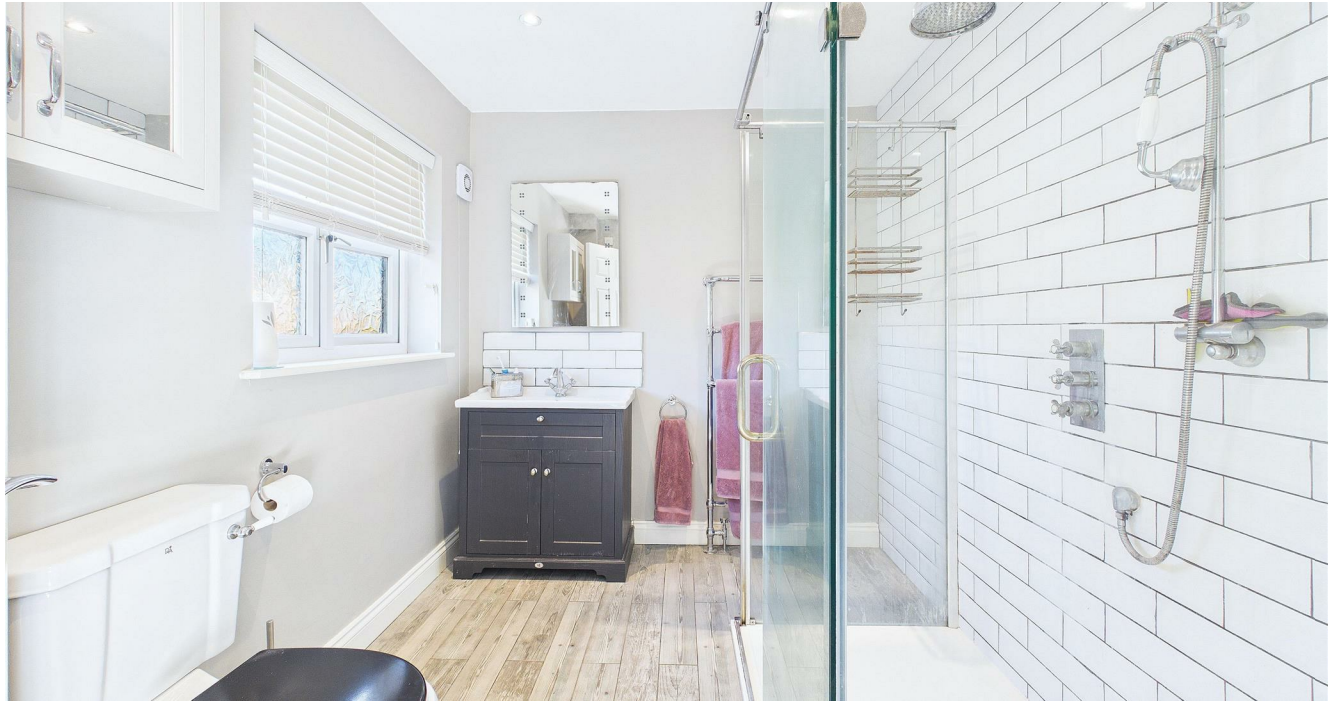


FIRST FLOOR

- Spectacular Three Sided Gallery Landing
- Principal Bedroom Suite With Lobby Style Entrance & Fitted Wardrobes
- En Suite Shower Room
- Fifth Bedroom Has Been Opened In To Principal Bedroom & Used As Dressing Room
- Bedroom Two With Fitted Wardrobes
- En Suite Shower Room
- Bedroom Three With Built In Wardrobes
- En Suite Shower Room
- Bedroom Four With Built In Wardrobes
- Luxury Family Bathroom







WHY WE LOVE THIS HOUSE...





OUTSIDE

- Neat Lawned Fore Garden With Boundary Hedging
- Extensive Private Driveway Parking
- Detached Triple Garage With Power & Three Electric Up & Over Doors (formerly the sales office for the development)
- Gated Access On Both Sides To Rear Garden
- Immaculately Presented South West Facing Rear Garden With Wonderful Levels Of Privacy
- Manicured Lawn & Established Borders
- Patio Seating Areas With Timber Pergola
- Useful Side Garden With Fenced Dog Run Or Storage Area





EPC Rating: D



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾
3222 ft²
299.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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