





**\*\* DETACHED FAMILY HOME \*\* VIEWS OVER ROLLING COUNTRYSIDE HILLS \*\* FOUR BEDROOMS \*\* GARAGE/WORKSHOP \*\***

A beautiful three bedroom home, ideal for the family buyer. Situated in the popular village location of Abbots Bromley. This beautifully presented home offers spacious and versatile accommodation, centred around a stunning open-plan kitchen, dining and living area which has been refitted to a high standard with integrated appliances and contemporary finishes. Flooded with natural light and opening directly onto the rear garden, this space enjoys a desirable cul-de-sac position backing onto open fields, providing far-reaching countryside views.

The property features a cosy lounge with log-burning fireplace, a welcoming entrance hallway, side hallway with internal access to the garage, a versatile study, utility room, and ground floor cloakroom. A single-storey rear extension further enhances the living space, maximising the outlook over the surrounding open landscape.

To the first floor are three well-proportioned bedrooms, including two with built-in wardrobes and countryside views, along with a modern four-piece family bathroom. Additional benefits include a garage with workshop potential, excellent storage throughout, and a peaceful setting ideal for modern family living.

Viewing by appointment only.

\*Several of the external photos used have been taken during different seasons.



## Area

Being located within walking distance of Abbots Bromley village; well renowned for its annual Horn Dance and having the benefit of a good range of amenities including a general store, primary school, public houses and restaurants. The towns of Uttoxeter and Rugeley are within easy reach offering a wide range of facilities including supermarkets (Waitrose, Tesco and Asda), doctors, schools, leisure centres, independent shops and coffee houses. Located only a short distance away from Blithfield Reservoir. The larger towns of Stafford and Burton Upon Trent plus the city of Lichfield are also within easy commutable distance as is the A50 road network and train stations.

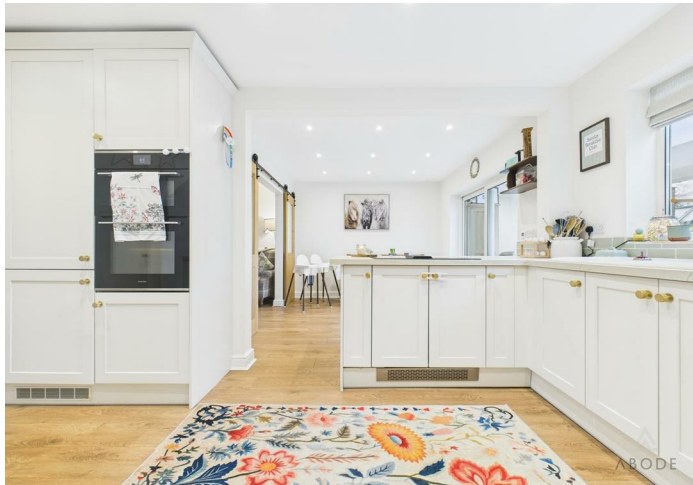
## Hallway

Entered via a UPVC double-glazed obscured front door with a frosted side window, the hallway features a staircase rising to the first-floor landing, panelled flooring, smoke alarm, and telephone point. Internal doors provide access to the ground floor accommodation.

## Cloaks/WC

Featuring a UPVC double-glazed frosted window to the side elevation, the cloakroom is fitted with a low-level WC, wash hand basin with mixer tap and tiled splashback, heated towel radiator, and timber panelling to the walls.







### Lounge

A comfortable and well-proportioned reception room featuring a UPVC double-glazed bow window to the front elevation and central heating radiator. The focal point of the room is a log-burning fireplace set within a tiled surround and timber mantel. Finished with ceiling coving, carbon monoxide detector, and an internal oak door leading to the hallway.

### Kitchen/Diner

Undoubtedly the hub of the home, this impressive open-plan kitchen, dining and living space has been stylishly refitted to a high standard. The kitchen is fitted with a comprehensive range of matching base and wall units with marble-effect work surfaces and complementary finishes. Integrated appliances include an oven and grill, induction hob with bespoke integrated extractor, built-in dishwasher, fridge and freezer, along with a one-and-a-half bowl ceramic sink with mixer tap. UPVC double-glazed windows to the rear and side elevations provide excellent natural light, while LED spotlights enhance the contemporary feel. Panelled flooring runs throughout the living space, with UPVC double-glazed sliding doors opening directly onto the rear garden. A set of internal oak, glazed, sliding doors lead through to the lounge.



### Conservatory

The property benefits from a single-storey rear extension featuring a UPVC double-glazed, self-cleaning pitched roof. UPVC sliding patio doors with adjoining glazed panels provide stunning open views across surrounding agricultural land and countryside. Finished with LED downlighting and panelled flooring throughout, this space creates an exceptional additional living area.

### Side Entry

With a UPVC double-glazed door opening to the rear elevation and access to the garage. Internal doors lead to the study and utility room.

### Study

A versatile room ideal for home working, hobby use, or additional reception space. Featuring UPVC double-glazed double doors opening onto the rear patio, panelled flooring throughout, and fitted base storage cupboards with worktop.



### Landing

With a UPVC double-glazed window to the side elevation, the landing offers access to the loft via hatch, an airing cupboard with shelving, smoke alarm, and thermostat. Internal doors lead to all bedrooms and the bathroom.

### Bedroom One

A well-proportioned double bedroom with UPVC double-glazed window to the front elevation, central heating radiator, and built-in wardrobes with hanging rails and shelving.

## Bedroom Two

Enjoying far-reaching countryside views through a UPVC double-glazed rear window, this bedroom features a central heating radiator, feature panelled wall, and built-in wardrobe with hanging rails and shelving.

## Bedroom Three

With a UPVC double-glazed window to the front elevation, central heating radiator, and a useful over-stairs storage cupboard.

## Family Bathroom

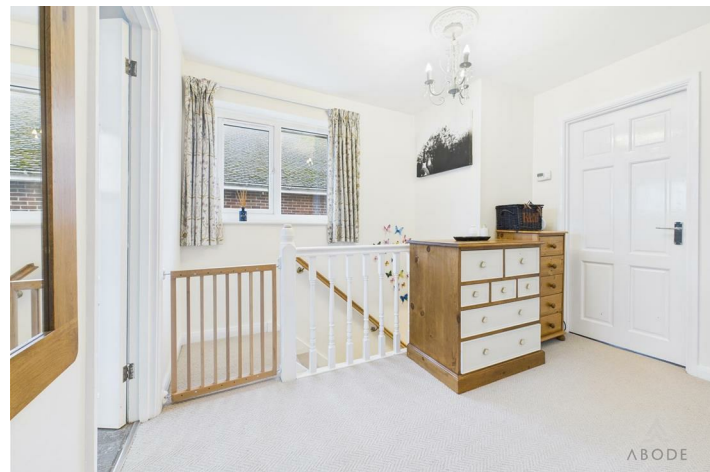
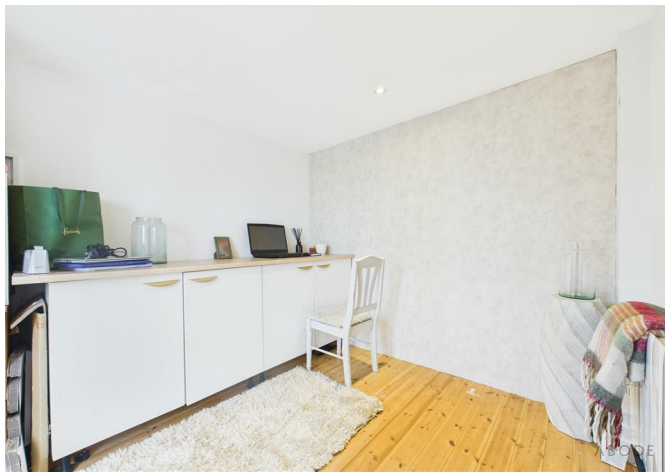
The bathroom enjoys countryside views via a UPVC double-glazed rear window and is fitted with a four-piece suite comprising a low-level WC, wash hand basin, bath with chrome mixer tap and shower attachment, and a corner shower cubicle with waterfall showerhead. Finished with a Milano Windsor heated towel radiator, extractor fan, and complementary wall and floor tiling.

## Outside

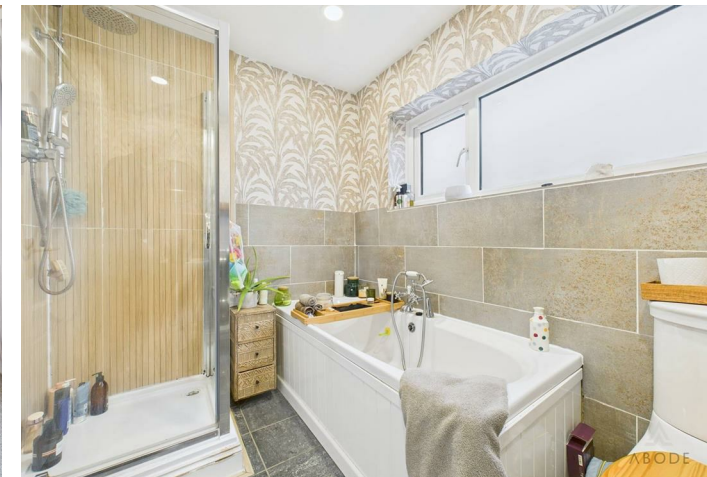
To the front of the property is a double-width tarmac driveway providing ample off-road parking, alongside a well-maintained lawned garden enhanced by a variety of herbaceous borders and mature shrubbery.

The rear garden has been thoughtfully landscaped to create an ideal space for both relaxation and entertaining. A porcelain-paved patio provides the perfect setting for outdoor dining, leading onto a predominantly lawned garden. Positioned in the corner is a timber decked seating area, enjoying stunning open views across surrounding fields and offering an ideal spot for summer evenings.

The garden is fully enclosed with timber fence panels and concrete posts to either side, with a low picket fence to the rear boundary. Well-stocked borders feature an array of mature shrubs and established planting, adding colour and interest throughout the seasons.











Floor 0

Approximate total area<sup>(1)</sup>

137.5 m<sup>2</sup>

1481 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

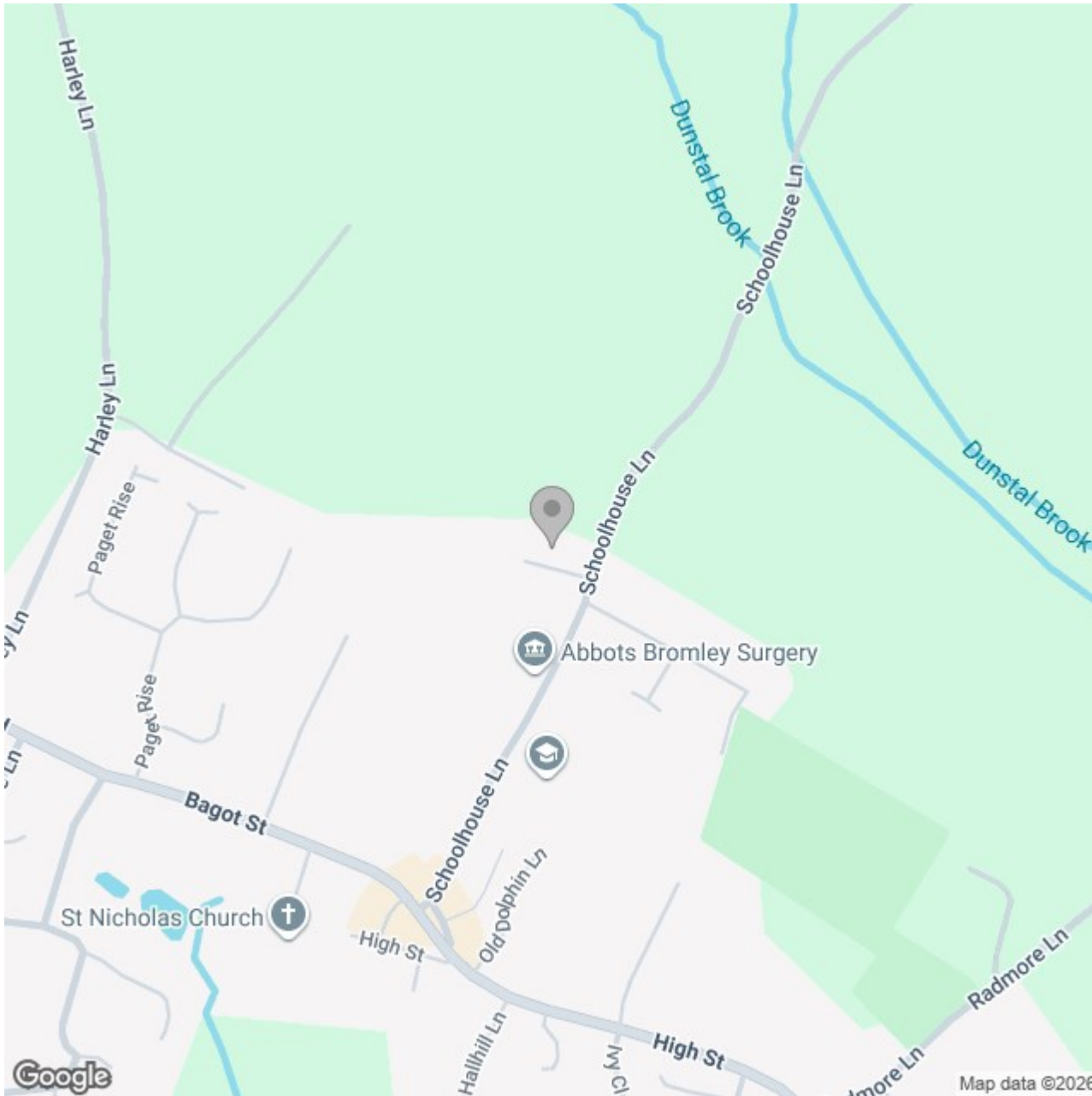
Reduced headroom

..... Below 1.5 m/5 ft


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

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## Energy Efficiency Rating

|  | Current                    | Potential   |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> |                            |   |
| (92 plus) <b>A</b>                                 |                            |   |
| (81-91) <b>B</b>                                   |                            | <b>90</b>   |
| (69-80) <b>C</b>                                   | <b>70</b>                  |   |
| (55-68) <b>D</b>                                   |                            |   |
| (39-54) <b>E</b>                                   |                            |   |
| (21-38) <b>F</b>                                   |                            |   |
| (1-20) <b>G</b>                                    |                            |   |
| <i>Not energy efficient - higher running costs</i> |                            |   |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |  |