



£795,000

5 Bedroom Detached House for sale  
4 Fox Court, Kings Bromley, Burton-on-Trent





## Overview

An exceptional five-bedroom detached family home extending to almost 3,000 sq ft, discreetly positioned at the head of a private cul-de-sac in the highly desirable village of Kings Bromley. Offering four elegant reception rooms, a superbly appointed breakfast kitchen, two luxury en suites and beautifully landscaped gardens, complete with a detached double garage.



## Key Features

- Substantial detached family residence extending to almost 3,000 sq ft
- Exclusive cul-de-sac position in the highly sought-after village of Kings Bromley
- Four versatile reception rooms including a magnificent 31ft dual-aspect living room
- Five Generous Double Bedrooms Including Two Ensuites
- Superb Breakfast Kitchen with Granite Worktops & Integrated Appliances
- Professionally Landscaped Private Gardens, Detached Double Garage & Extensive Driveway Parking
- Close to Village Amenities
- Excellent Commuter Links





Tucked away at the head of a private and little-known cul-de-sac, this exceptional detached family residence offers almost 3,000 sq ft of beautifully appointed accommodation, combining generous proportions, elegant interiors and a wonderfully private setting in one of Staffordshire's most sought-after village locations.

From the moment you step into the impressive galleried reception hall, the quality and scale of this home become immediately apparent. Designed with modern family living in mind, the property boasts four versatile reception rooms, including a magnificent dual-aspect living room extending over 30 feet in length, complete with feature fireplace, bay window and French doors opening onto the gardens. An elegant formal dining room provides the perfect setting for entertaining, while a charming sitting room with bespoke fitted cabinetry and a dedicated home office offer excellent flexibility for both family life and remote working.

At the heart of the home lies a superb breakfast kitchen, thoughtfully fitted with extensive granite work surfaces, shaker-style cabinetry and a comprehensive range of integrated appliances, complemented by a breakfast area overlooking the garden and a separate utility room.



The first floor is equally impressive, centred around a spacious galleried landing and offering five generous double bedrooms. The principal suite enjoys an extensive range of fitted furniture and a luxurious en-suite shower room with underfloor heating, while the guest bedroom also benefits from its own en-suite facilities. Three further double bedrooms are served by a beautifully appointed family bathroom featuring both bath and separate shower.

Outside, the property occupies a particularly enviable position at the head of the cul-de-sac, approached via an extensive block-paved driveway providing ample parking and leading to a detached double garage with electric roller doors. To the rear, the professionally landscaped gardens create a private outdoor sanctuary, with expansive patio terraces, manicured lawns, mature trees and

colourful planting, together with a raised decked seating area and additional circular patio, ideal for entertaining or simply relaxing in peaceful surroundings.

Kings Bromley is widely regarded as one of the area's most desirable villages, offering an excellent primary school, village shop and popular public house, whilst remaining within easy reach of the historic cathedral city of Lichfield. Superb road links provide convenient access to major commercial centres throughout the Midlands, making this an ideal location for commuters and families alike.

A rare opportunity to acquire a substantial and beautifully maintained family home in an exclusive village setting. Early viewing is highly recommended.

ADDITIONAL INFORMATION (Purchasers are advised to verify the details through their legal representative.)

Property Construction: Traditional.

Listed: No.

Tenure: Freehold

Parking: Private driveway & detached double garage

Electricity Supply: Mains connected.

Water Supply: Mains connected.

Sewerage: Mains drainage.

Heating: Gas.

Conservation Area: Yes.

Tree Preservation: No.

Broadband: Superfast Fibre available (For confirmation of speed and availability, please refer to Ofcom's broadband checker.)

Mobile Signal Coverage: Good (Please check specific coverage through Ofcom's mobile checker.)

EPC rating: C.

Council Tax rating: G.

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# Floorplans



# Floorplans



Approximate total area<sup>(1)</sup>  
111.2 m<sup>2</sup>  
1199 ft<sup>2</sup>

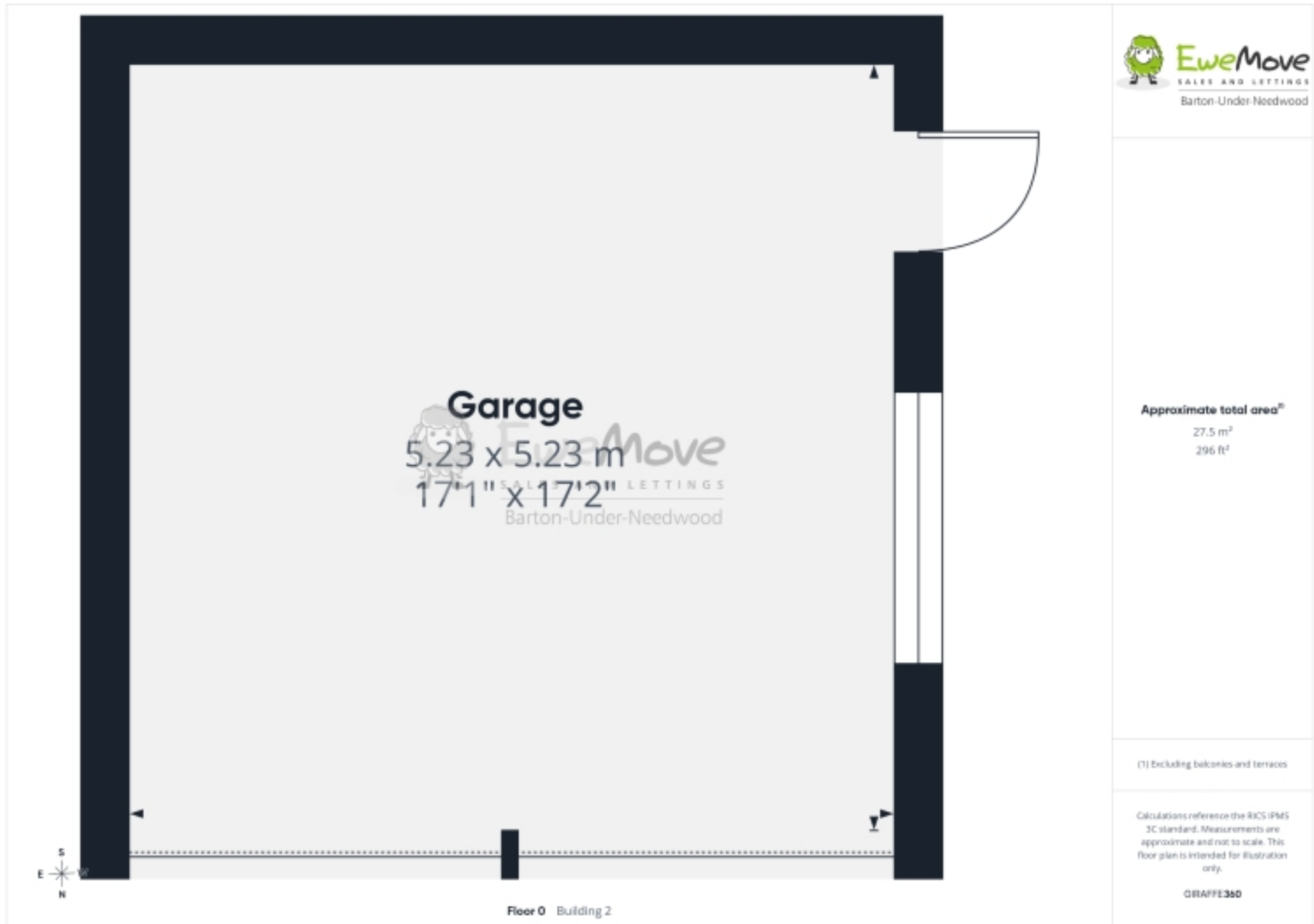
(1) Excluding balconies and terraces

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

GRAFFE360



# Floorplans



EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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01283 247076 (24/7)  
barton@ewemove.com

