







**\*\* FOUR BEDROOMS \*\* SPACIOUS GARDENS  
\*\* GARAGE TO REAR AND PARKING \*\***

In the prestigious village of Abbots Bromley, you will find this tranquil four-bedroom home nestled in a family-friendly residential area. A brief internal description of the ground floor consists of porch, hallway, WC, lounge, dining room, kitchen, conservatory.

Moving up to the first floor, a landing grants access to four generously sized bedrooms and a family three piece bathroom. Outside, the rear landscaped garden offers a peaceful retreat with its lush lawn and an array of mature shrubs, plants providing a good degree of privacy. Additionally, you'll find an entertaining Indian stone paved patio, perfect for gatherings and relaxation. Entry to the garage leads to the off road parking at the rear of the home.

Viewings are strictly by appointment only.





## Internals

This charming interior welcomes you through a porch, leading into a hallway providing access to various amenities. The hallway grants entry to a guest cloakroom, a storage cupboard under the stairs, and a staircase to the first floor. The well-appointed kitchen features a range of base and wall-mounted units with elegant black granite worktops. It offers ample space for a cooker, washing machine, dishwasher, and a fridge/freezer. Tiled flooring adds a touch of sophistication, and a convenient side door leads to the garden. The living room exudes a cozy atmosphere with its country-style brick fireplace and wooden effect flooring. An opening leads to a separate dining room, also with wooden effect flooring. French doors from the dining room open up to a delightful conservatory overlooking the garden.

On the first floor, the landing leads to a generously-sized master bedroom and an equally spacious bedroom two. Additionally, there are bedroom three and a smaller room, ideal for use as a home office or study. The family bathroom has been tastefully refurbished to a high standard, featuring matching floor and wall with elegant stone effect tiling.



## Externals

The property's front presents a charming fore garden with a pathway leading to the main entrance. A gate on the side of the house provides access to the rear garden. At the rear, there is private access to the garage and an off-road parking area, complete with power and lighting. The rear garden has been recently revitalized with new turf, a paved patio, and a pathway leading to the garage. The current owner has also made use of a portion of the garden to keep hens.

## Area











Abbots Bromley, a charming rural village steeped in history, thrives with a vibrant community. Renowned for its historical school and the celebrated annual Horn Dance festival, the village holds a special place in the hearts of its residents. Ideal for families, the village offers a range of convenient amenities, all within walking distance of the property. These amenities include a primary school, a doctor's surgery with a dispensary, traditional pubs, a church and village hall.

In terms of connectivity, Abbots Bromley is well-connected with good road links along the A515, A50, and A38. Additionally, a regular public bus route runs through the village, providing easy access to nearby villages and towns. For those in need of train services, the train stations in Rugeley and the Cathedral City of Lichfield are conveniently reachable from Abbots Bromley.









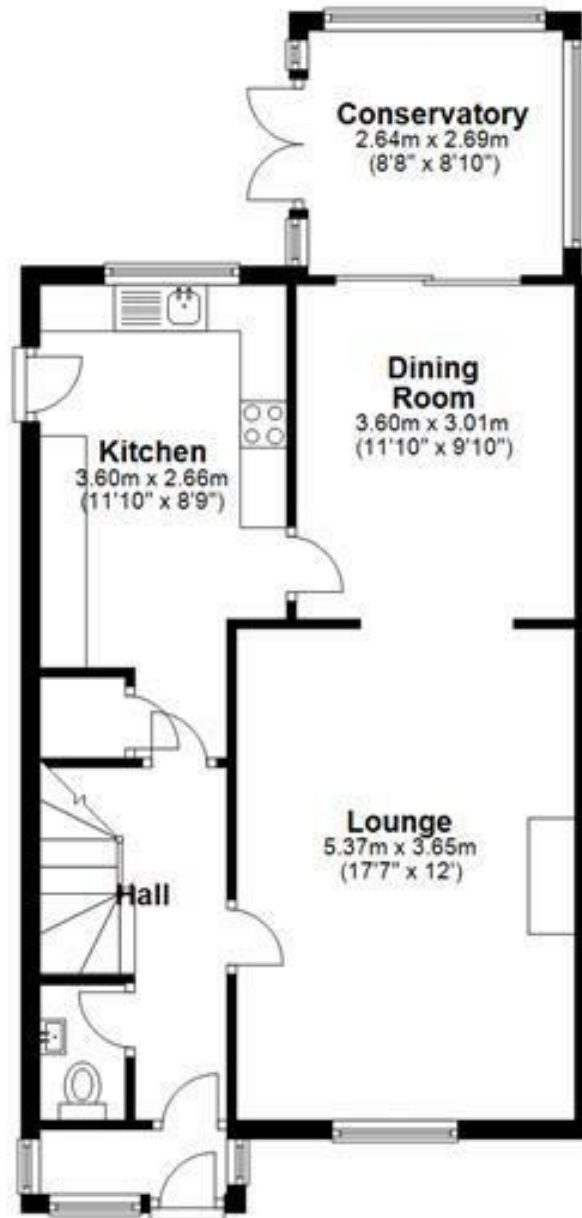








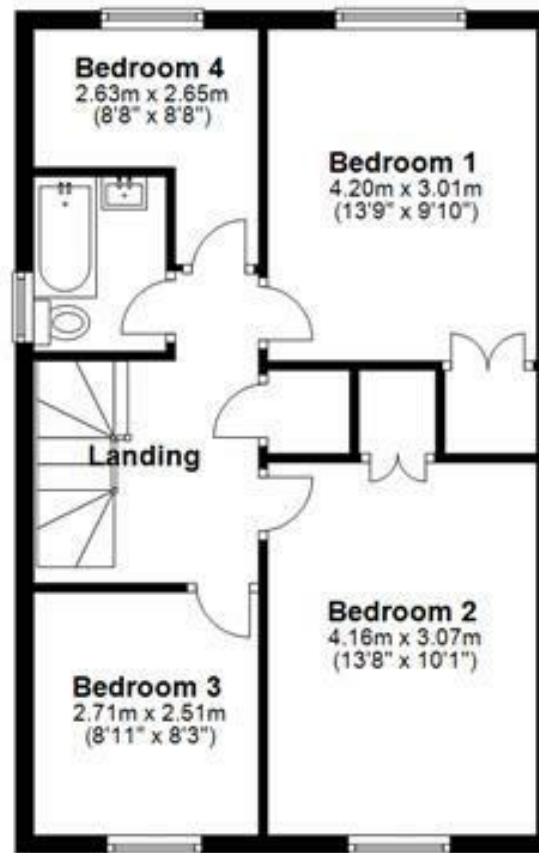
## Ground Floor



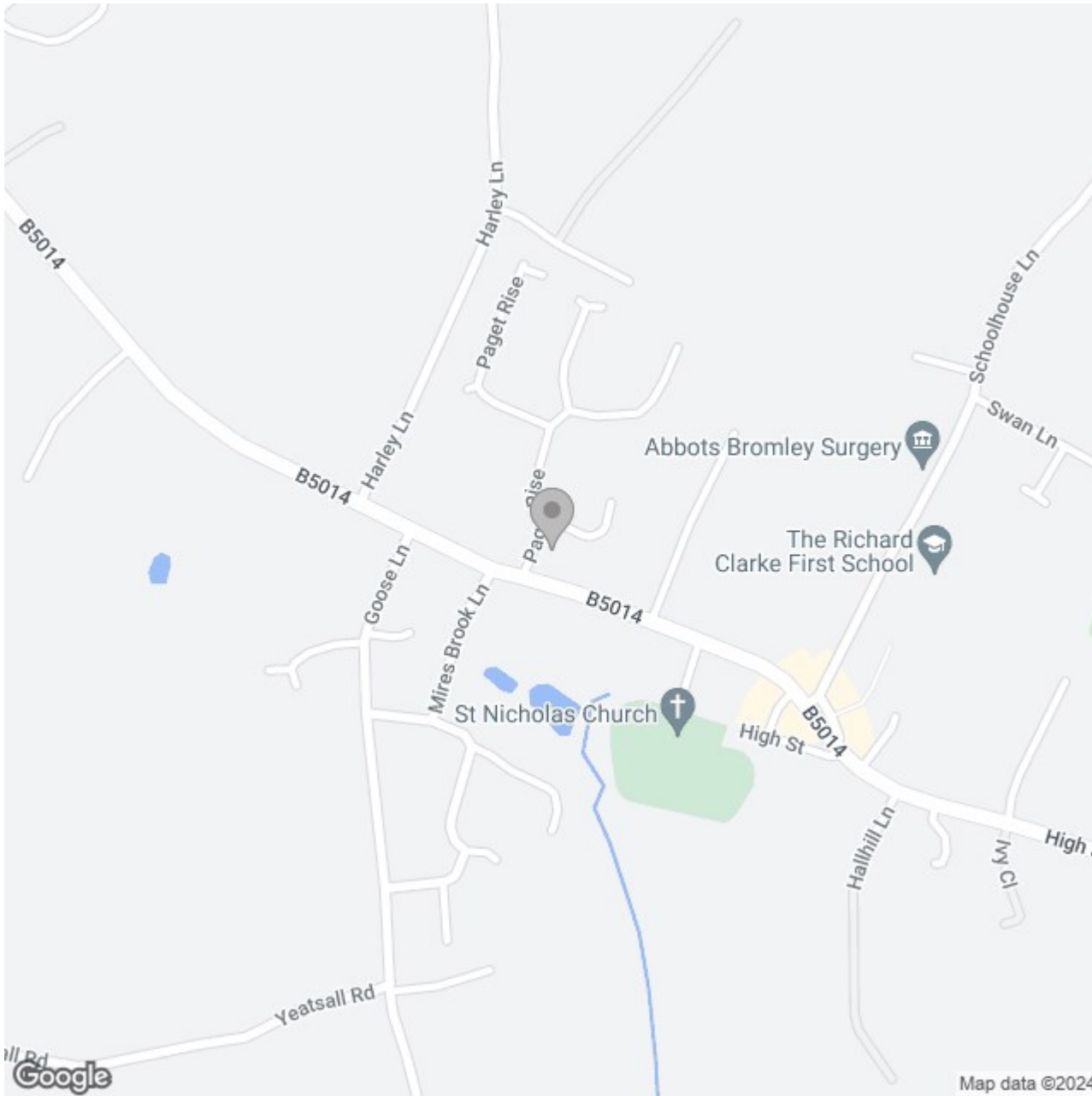
Please use as a guide to layout only. They are not intended to be to scale. Property of Abode Anderson-Dixon.  
Burton-Uttoxetter-Ashbourne  
Plan produced using PlanUp.



### First Floor







## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	