





Set in a quiet cul-de-sac in the heart of Abbots Bromley, this well-presented four-bedroom detached home is offered with no upward chain and provides generous, flexible living space ideal for families.

The ground floor features a welcoming entrance hall with parquet flooring and under-stairs storage, a dual-aspect lounge with log-burning fireplace and sliding doors to the rear garden, and a versatile dining room. The stunning open-plan kitchen/diner is filled with natural light and fitted with high-gloss units, wood-block-effect work surfaces, integrated appliances, and stylish LED lighting. A practical utility room offers storage, workspace, and internal access to the integral garage, while a ground-floor WC completes the layout.

Upstairs, the principal bedroom boasts an en-suite shower room and dual-aspect windows, with two further double bedrooms, a fourth bedroom currently used as a dressing room or study, and a family bathroom.

Externally, the property offers a driveway with EV charging point, a lawned front garden with mature shrubs, and a rear garden combining patio, lawn, raised beds, and well-established planting—ideal for relaxing or entertaining.

Abbots Bromley itself is a vibrant village with excellent sports clubs, scenic countryside walks, and local cafés, shops, and community facilities, providing a perfect balance of country living and modern convenience. Richard Clarke First School is within walking distance; all perfect amenities for the family buyer.



Entrance Hallway

Entered via a composite front door with adjoining frosted double-glazed panels, this welcoming hallway features parquet flooring throughout, a vertically mounted radiator, and a staircase rising to the first-floor landing. A useful under-stairs storage cupboard with shelving is also provided. Internal doors lead to the principal ground-floor rooms.

Kitchen/Diner

A stunning refitted kitchen/diner enjoying an abundance of natural light from side-aspect UPVC double-glazed windows and a set of French doors with adjoining panels opening onto the rear garden, complemented by additional ceiling-level glazing. The kitchen is fitted with a comprehensive range of high-gloss base and wall units with wood-block-effect work surfaces and complementary tiling. Integrated appliances include a five-ring gas hob with extractor hood, double oven and grill, and a 1½ composite sink with spray mixer tap. There is space for freestanding and under-counter white goods. Finishing touches include ceiling spotlights and LED under-unit lighting.

Utility Room

Featuring a double-glazed rear access door with adjoining window and two ceiling-mounted Velux windows providing excellent natural light. The room is fitted with shelving, roll-top work surfaces, and an inset stainless steel sink with mixer tap. Plumbing is in place for white goods, with reclaimed 100% solid maple panelled flooring, spotlighting, a bespoke vertical radiator, the electrical consumer unit, and internal access to the garage.

Dining Room

A well-proportioned reception room with a UPVC double-glazed window to the front elevation, engineered oak flooring, central heating radiator, and master telephone point.



Lounge

A spacious dual-aspect living room enjoying views to both front and rear. Features include a UPVC double-glazed window to the front, tilting double-glazed doors opening to the rear garden, and a striking log-burning fireplace with Victorian-style surround, timber Adam-style mantel, and tiled hearth. Additional benefits include parquet flooring, TV aerial point, and a traditional-style radiator.







W.C.

Fitted with a low-level WC with continental flush, wash hand basin with mixer tap and base storage, wood-block worktop, complementary wall tiling, extractor fan, and a frosted UPVC double-glazed window to the rear.

Garage

Integral garage (partially converted) offering excellent storage or secure parking, accessed via the utility room.

Landing

With loft access via hatch, ceiling spotlighting, and smoke alarm. Doors lead to all first-floor accommodation.

Bedroom One

A spacious main bedroom featuring UPVC double glazed windows to both the front and rear, flooding the room with natural light. Internal door leads to:

En-suite

A contemporary en-suite featuring a frosted UPVC double-glazed window to the rear, low-level WC, floating vanity wash hand basin with mixer tap, and a large walk-in shower with waterfall showerhead and complementary slate tiling to feature wall. Further benefits include LED downlighting, extractor fan, chrome heated towel radiator, shaving point, and underfloor heating.

Bedroom Two

Boasting two UPVC double-glazed windows to the front elevation, fitted wardrobes with overhead storage, vertically mounted radiator, and ceiling spotlights.

Bedroom Three

Featuring a UPVC double-glazed window to the front, vertically mounted radiator, ceiling spotlights, and fitted wardrobes with hanging rails and shelving.

Bedroom Four

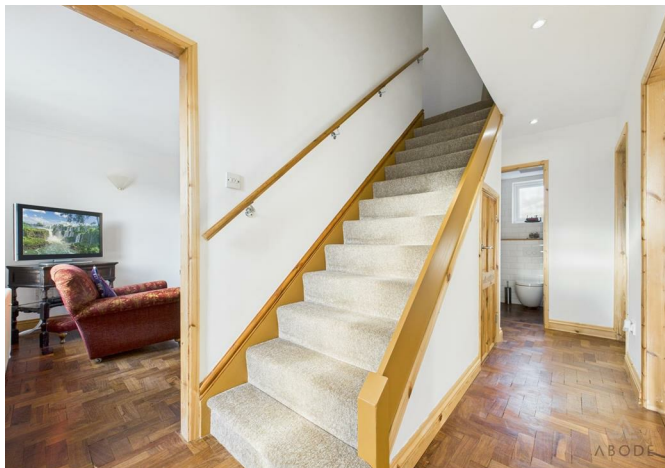
With a UPVC double-glazed window to the rear elevation, a range of built-in storage cupboards, and mirrored double wardrobes with hanging rails and shelving. Ceiling spotlights complete the room.

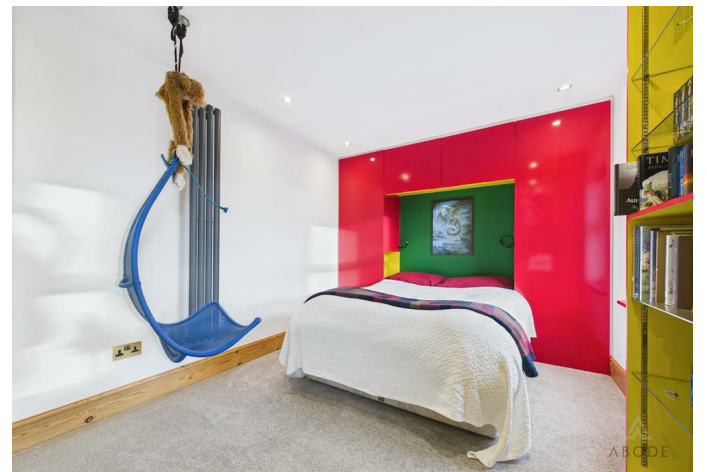
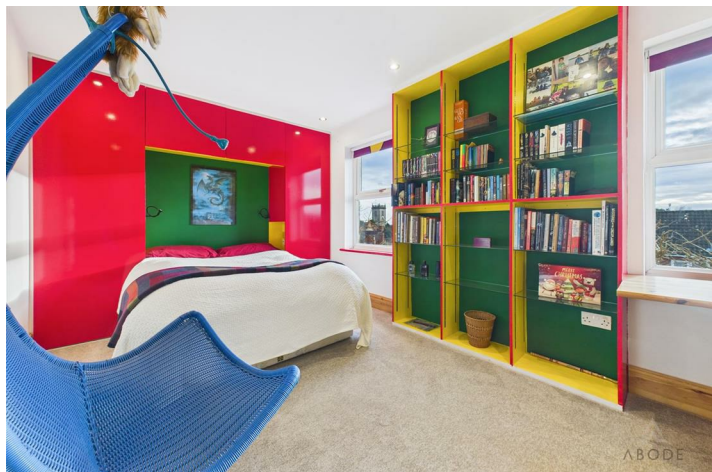
Bathroom

Comprising a three-piece suite with low-level WC, panelled bath with electric shower over, and pedestal wash hand basin. Finished with PVC wall panelling, chrome heated towel radiator, ceiling spotlights, extractor fan, and a frosted UPVC double-glazed window to the rear.

Outside

To the front, the property benefits from a driveway with an EV charging point, a neatly maintained lawn, and mature shrubbery. At the rear, the garden offers a combination of patio and lawn, complemented by raised beds and well-established planting—an ideal space for relaxing or entertaining.













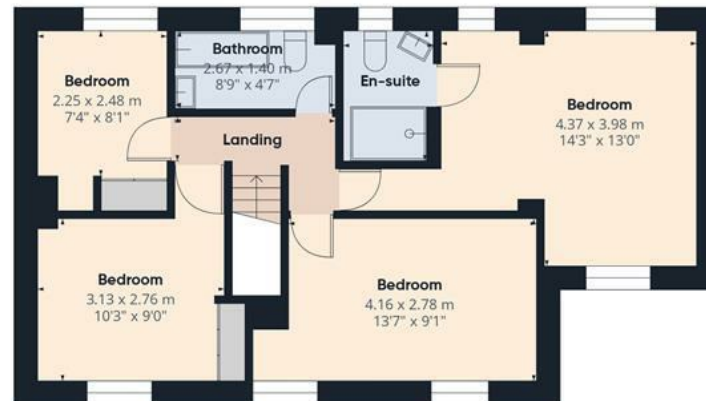




Floor 0

Approximate total area⁽¹⁾

130 m²
1399 ft²



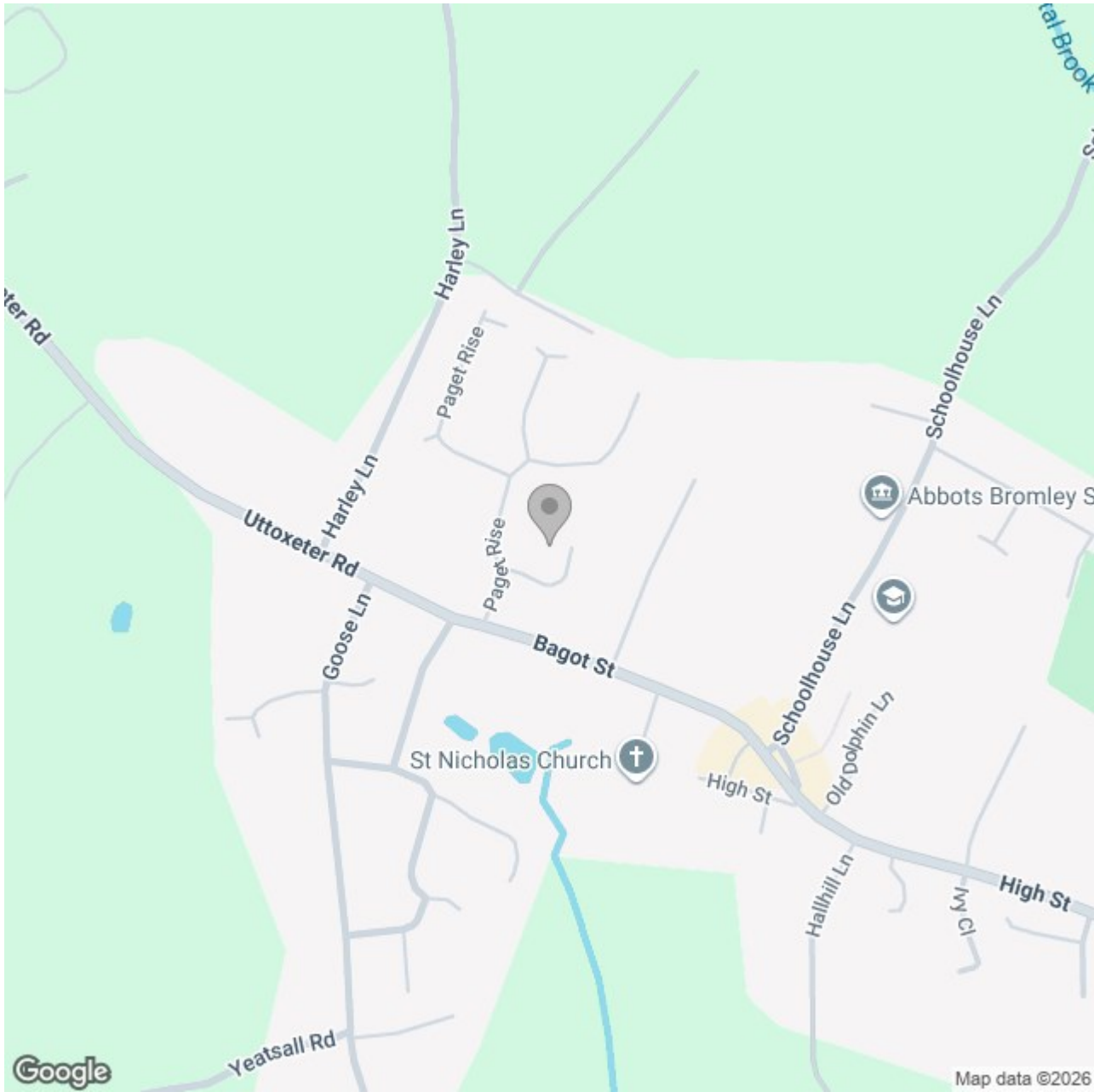
Floor 1

(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





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	