





A beautifully presented modern family home, ready for immediate occupation and enjoying a south-facing rear garden. The property features a welcoming hallway with useful storage and a cloakroom, a versatile front study, and superb open-plan ground-floor living space with a high-specification kitchen/dining area, integrated appliances, breakfast bar, and French doors opening to the garden, complemented by a practical utility room.

Upstairs, the first-floor landing provides loft access and an airing cupboard, leading to four well-proportioned bedrooms, including a spacious main bedroom with modern en suite. A stylish family bathroom serves the remaining rooms. Throughout, the home offers UPVC double glazing, central heating, contemporary tiling, and thoughtful modern finishes.

Situated on a new development off Abbots Bromley/Stafford Road, this superb home provides easy access to the town centre's wide range of amenities, including supermarkets, independent shops, cafés, bars, restaurants, pubs, a train station, doctors, modern leisure facilities, gyms, and a multi-screen cinema. Nearby A50 links also offer convenient travel to the M1, M6, Derby, and Stoke-on-Trent. Viewing is strongly recommended to appreciate both the quality and the excellent position of this property.



### Hallway

Accessed via a stylish composite front door with doorbell chime, the welcoming hallway features a smoke alarm, staircase rising to the first-floor landing, and a central heating radiator. There is a useful utilities cupboard housing the electrical consumer unit and telephone/fibre connection point. Internal doors lead to:

### Lounge

With a UPVC double glazed window to the front elevation, central heating radiator, TV aerial point, double doors leading to:

### Kitchen/Diner

A beautifully presented open-plan living and dining kitchen with a UPVC double-glazed window overlooking the rear garden. The kitchen is fitted with a comprehensive range of matching base and eye-level units and drawers with drop-edge preparation surfaces.

Integrated appliances include a 1½ bowl composite sink and drainer with mixer tap, dishwasher, five-ring stainless steel gas hob with matching extractor hood, oven, grill, fridge, and freezer.

The space also features a breakfast bar, complementary tiled flooring throughout, two central heating radiators, ceiling spotlights, and a smoke alarm. The central heating combination gas boiler is neatly housed within a matching cupboard. A set of UPVC double-glazed French doors with adjoining side window open out to the rear garden.



### Utility Room

With a UPVC double-glazed frosted window to the side elevation, the utility room offers continued tiled flooring and includes a base-level storage cupboard housing an integrated washing machine, with additional space for further white goods. There are drop-edge preparation surfaces, ceiling spotlights, a central heating radiator, and an extractor fan.







### Cloakroom/W.C.

Finished with complementary floor and wall tiling, the cloakroom is fitted with a low-level WC and a floating wash basin with mixer tap. Additional features include a chrome heated towel radiator, ceiling spotlights, and an extractor fan.

### Study

With a UPVC double-glazed window to the front elevation and a central heating radiator, this versatile room offers a range of uses for the discerning buyer — ideal as a home office, study, or playroom.

### First Floor Landing

The landing provides access to the loft space and features a built-in airing cupboard with base-level shelving. A UPVC double-glazed window to the front elevation allows natural light to flow through. There is also a central heating radiator and internal doors leading to:

### Bedroom One

A spacious double bedroom with a UPVC double-glazed window overlooking the rear elevation. The room includes a central heating radiator, TV aerial point, and thermostat control. Door leading to:

### En-suite

A modern en suite featuring a UPVC double-glazed frosted window to the side elevation. The suite comprises a low-level WC with continental flush, a floating wash basin with mixer tap, and a double shower cubicle with sliding glass screen. The walls are finished with complementary tiling. Additional features include a chrome heated towel radiator, ceiling spotlights and an extractor fan.

### Bedroom Two

A well-proportioned bedroom with a UPVC double-glazed window to the rear elevation and a central heating radiator.

### Bedroom Three

With a UPVC double-glazed window to the front elevation and a central heating radiator.

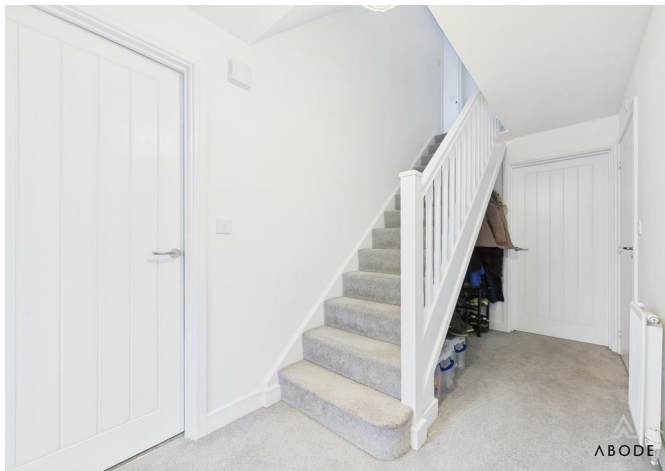
### Bedroom Four

A light and airy room with a UPVC double-glazed window to the front elevation and a central heating radiator.

### Family Bathroom

The stylish family bathroom features a UPVC double-glazed frosted window to the rear elevation and a contemporary three-piece suite comprising a low-level WC with continental flush, a floating wash basin with mixer tap, and a bath with folding glass screen and shower over. Complementary wall tiling, chrome heated towel radiator, shaving point, ceiling spotlights, and extractor fan complete this elegant space.

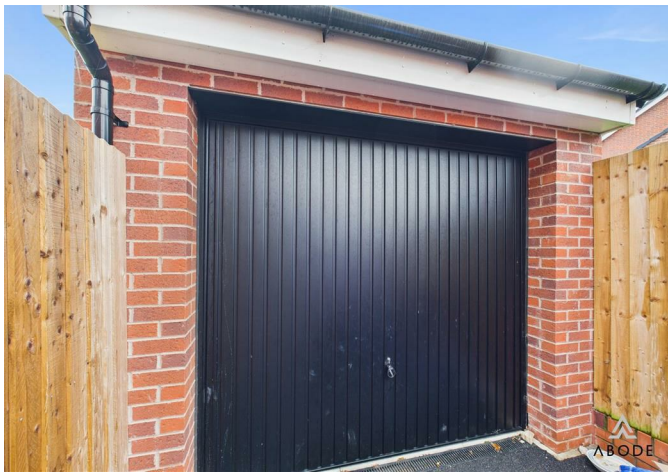














Floor 0



Floor 1

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

118.4 m<sup>2</sup>  
1274 ft<sup>2</sup>

Reduced headroom

1.3 m<sup>2</sup>  
14 ft<sup>2</sup>

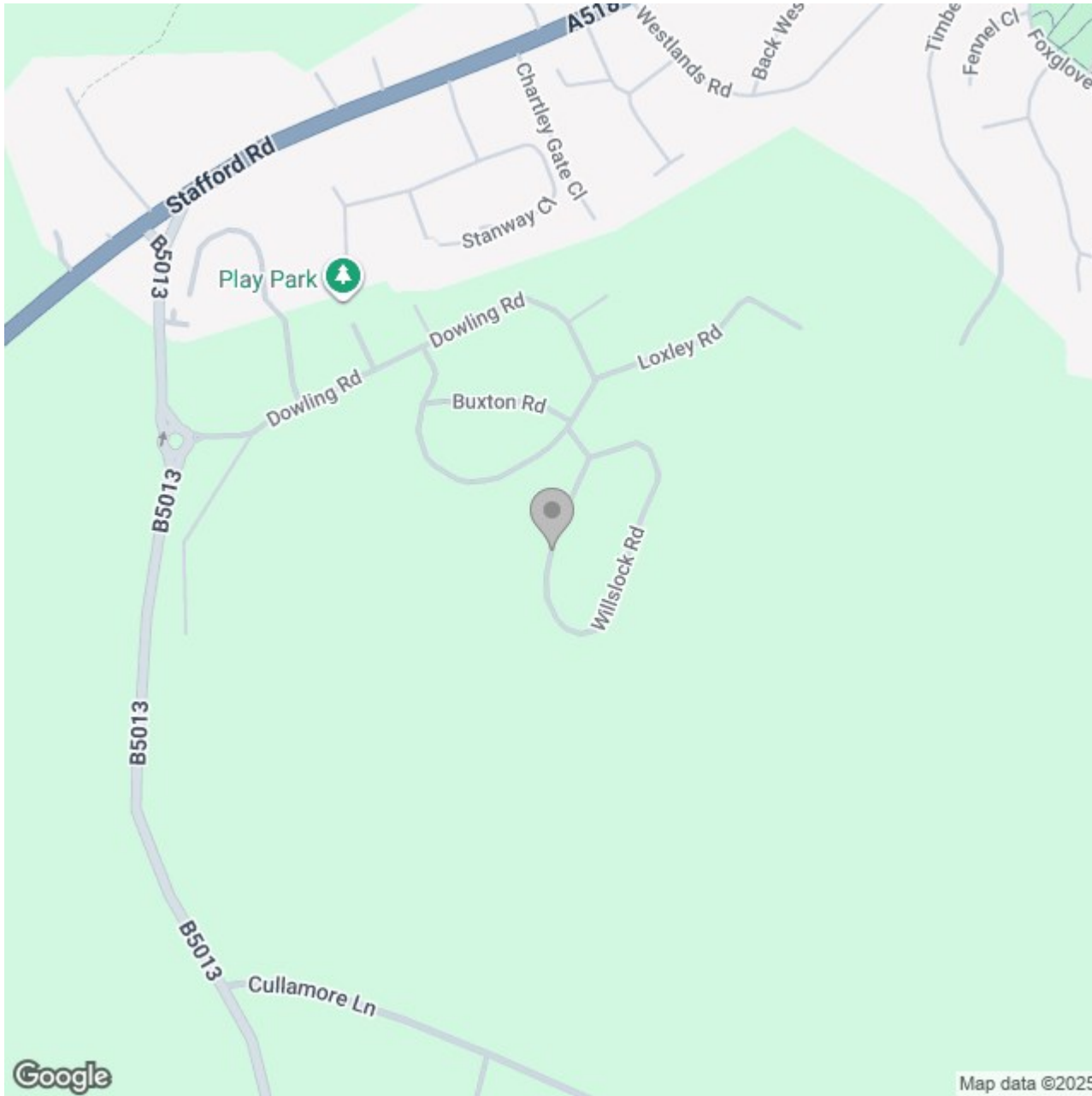
(1) Excluding balconies and terraces

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.

GIRAFFE 360



| Energy Efficiency Rating                    |                                                                                                               |           |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                       | Potential |
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) <b>A</b>                          |                                                                                                               | <b>93</b> |
| (81-91) <b>B</b>                            | <b>85</b>                                                                                                     |           |
| (69-80) <b>C</b>                            |                                                                                                               |           |
| (55-68) <b>D</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  |           |