







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

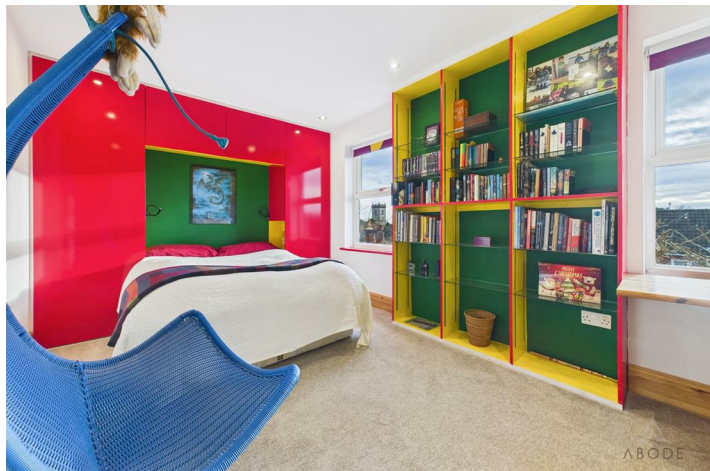
Comprising a three-piece suite with low-level WC, panelled bath with electric shower over, and pedestal wash hand basin. Finished with PVC wall panelling, chrome heated towel radiator, ceiling spotlights, extractor fan, and a frosted UPVC double-glazed window to the rear.

### 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<sup>(1)</sup>

130 m<sup>2</sup>

1399 ft<sup>2</sup>



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.

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