

Kerrera, Ashbrook Lane

Abbots Bromley, Rugeley, WS15 3DW

John German





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£725,000

Individually designed and built detached home with substantially extended family sized accommodation, occupying a non estate location backing onto fields in this highly popular and well regarded village.



For sale with no upwards chain involved, internal inspection and consideration of this well-proportioned and recently redecorated family home is essential to appreciate its size, extending to over 2000sq ft, layout, including the hugely impressive open plan living dining kitchen with wide bi-fold doors, two en-suite bedrooms, and its exact position backing onto fields.

Situated in the much sought after and well regarded village, within walking distance to its wide range of amenities including several public houses and restaurants, the Richard Clarke First School, doctors surgery, coffee houses, village shop, church, active village hall and several sports clubs and societies. Walks through the surrounding countryside are also on the doorstep, some towards Blithfield reservoir and its sailing club. The towns of Uttoxeter, Burton upon Trent and Stafford, plus the city of Lichfield are all within easy commutable distance, as is the Trent Valley train station giving direct access to London and the A38/A50/M42 road networks.

Accommodation: A bespoke made oak front entrance door opens to the extremely welcoming hall providing a lovely introduction to the home with a feature natural travertine limestone floor, built in cloaks cupboard and front facing windows providing natural light, plus stairs rising to the first floor with a walk in cupboard with electrical point below.

The good sized lounge dining room extends to the depth of the home having a focal fire place with an open fire, and uPVC double glazed sliding patio doors opening to the patio and garden. The separate study could be utilised for many other purposes to suit requirements, having sliding patio doors opening to the patio and garden.

The real hub and heart of this home is the hugely impressive open plan living dining kitchen, immersed in natural light provided by the skylights in the vaulted ceiling area, and the wide bi-fold doors opening to the decking and garden, plus the further window and part glazed door to the side elevation. There is an extensive range of base and eye level units with work surfaces, an inset sink unit, space for a gas range stove with an extractor hood over and space for further appliances.

Completing the ground floor space is the laundry room/WC which has a fitted worksurface to one side with base units and space for appliances, an inset sink unit and a close coupled WC.

To the first floor the landing has quality doors leading to the five bedrooms, four of which can accommodate a double bed with the rooms to the rear enjoying a pleasant far-reaching outlook. The excellent rear facing master bedroom has the benefit of both a walk-in wardrobe and a fitted en-suite bathroom, which has a modern four piece suite incorporating both a standalone bath set below the window and a separate shower cubicle. The front facing second bedroom also has the benefit of a fitted en-suite shower room, having a modern white three piece suite. Finally, there is

the family bathroom, also having a modern white suite incorporating a panelled shower bath with an electric shower and glazed screen above, plus complementary tile splashbacks.

Outside: To the rear, timber decking and a further paved patio provides a lovely seating and entertaining area, enjoying a good degree of privacy, leading to the garden which is predominantly laid to lawn with barked beds and fencing to three sides including post and rail fencing to the rear, to take advantage of the views over the adjoining fields. To the front is a garden laid to lawn with saplings. A wide tarmac driveway provides off road parking for several vehicles, leading to the detached double garage which has two electric roller doors, power and light plus loft space above.

What3Words: jokes.offstage.worksheet

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Standard

Parking: Driveway

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: East Staffordshire Borough Council / Tax Band E

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA17052024

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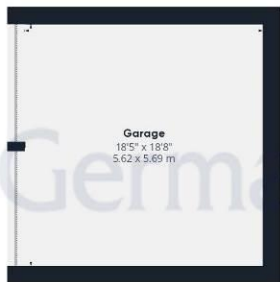




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

2452.6 ft²

227.85 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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