

Brooklyn

Ashbrook Lane, Abbots Bromley, WS15 3DW



Deceptively Spacious

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A deceptively spacious four bedroom detached home, with original character and good family accommodation, located in the historic and sought after village of Abbots Bromley.

Entrance Porch, Breakfast Kitchen, Dining Room, Utility Room, Guest Cloakroom, Generous Lounge, Conservatory, Family Room/Hobbies Room and Store (converted garage). Four Bedrooms, Family Bathroom, Enclosed Gardens to Side and Rear, Large Width Drive for Four Vehicles.

Uttoxeter 6.5 miles ~ Burton upon Trent 11 miles ~ Stafford 14 miles ~
~ Lichfield 11.5 miles ~ Rugeley 6.3 miles ~

This lovely home has the benefit of uPVC double glazing and gas central heating, but has lovely features including exposed beams, brickwork and log burners. There are generous rooms and enclosed gardens to the side and rear, a large width drive for four vehicles and splendid rural views to the rear.

Brooklyn has been thoughtfully extended but retains many delightful features whilst offering a modern kitchen and bathroom, but offers an opportunity for purchasers to further enhance if required.

Abbots Bromley is renowned for the famous Horn Dance Ritual, and enjoys a historic and traditional feel offering a good range of local amenities including a local primary school. The village recently achieved the accolade of one of the top 12 places to live in the Midlands by the Sunday Times. It has easy access to local towns, Cannock Chase and the beautiful Blithfield Reservoir, giving Abbots Bromley appeal to all ages. Within easy reach of A515, A50 and A38 road links.

Accommodation

A PVC double glazed front entrance door leads into **Reception Porch** having two PVC double glazed side windows, internal window and doors leading off to **Family/Hobbies Room** (former garage), a pleasant carpeted room with PVC double glazed window to front and a useful walk-in store room (please note the vendor has retained the original garage door to allow conversion back to a garage). Glazed door leads to **Breakfast Kitchen** having a comprehensive range of modern wall, base, tall larder and glazed units, breakfast bar, worktop one and a half bowl sink, tiled splash backs, space for double range cooker, dishwasher and double larder fridge/freezer (all current items available by negotiation). Exposed beams, tiled floor, radiator and two PVC double glazed windows to side and rear.



Dining Room, a cosy room with exposed beams, exposed brick fireplace with timber mantle and stone hearth housing a multi fuel burner, radiator and stairs off. **Inner Hallway** with cupboard store, opaque PVC double glazed door to **Utility Room** having a range of wall and base units, stainless steel sink, tiled splash backs, space for washing machine and PVC double glazed door to garden. **Guest Cloakroom** having fully tiled walls and floor with low level w.c, wash hand basin and PVC double glazed window to rear. Wall mounted Baxi combination boiler and radiator.

A generous **Lounge** has a feature fireplace with hearth, beamed mantle and multi fuel stove, two PVC double glazed windows to side, large PVC double glazed window to rear overlooking garden, two radiators, PVC double glazed window to side and PVC double glazed door to **Conservatory** having tiled floor and French doors opening to patio.

First Floor

Stairs lead off the dining room to the first floor landing having window to side, loft access, bedrooms off and further inner landing. **Master Bedroom** having PVC double glazed windows to side and rear enjoying rural views, timber and latch door. **Bedroom Two** having timber and latch door leading to this spacious room with potential for further enhancement, two PVC double glazed windows to side and front, two radiators, timber and latch door leading into useful walk in storage cupboard, laminate flooring. **Bedroom Three** having timber and latch door, laminate floor and PVC double glazed window to front, radiator. **Bedroom Four** having timber and latch door, PVC double glazed window to front, radiator, double timber and latch doors to storage cupboard, walk in storage cupboard to eaves and separate loft access. **Family Bathroom** comprising white suite, bath, low level wc, wash hand basin and separate corner shower, tiled walls, opaque PVC double glazed window to side, towel radiator and laminate flooring.

Outside

A private rear patio area with brick built barbeque, raised decking area, borders with established shrubs and lawn. To the side is a good sized lawned area with shed and access to the front of the property. The garden enjoys lovely views over the countryside.

Note

The original garage has been converted into a family/games room, but has retained the exterior garage door enabling a new purchaser to re-instate if required.

Tenure

Freehold (Purchasers are recommended to satisfy themselves as to tenure via their legal representative).

Services

Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Local Authority

East Staffordshire Borough Council.

Useful Websites

www.environment-agency.gov.uk/maps www.eaststaffsbc.gov.uk/planning

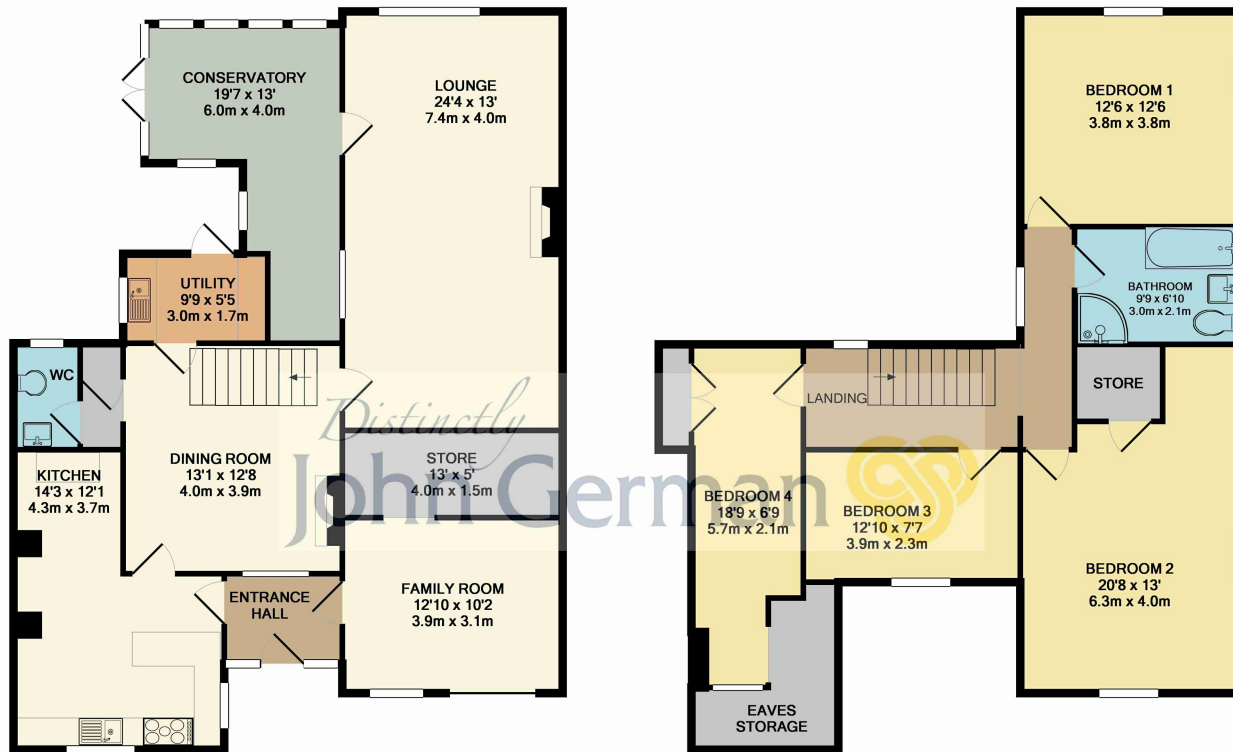
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View



Guide Price

£379,950



Floor Plan Clause

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

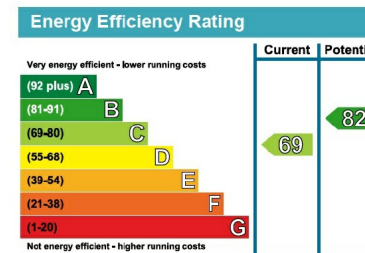
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Agents' Notes

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Measurements

Please note that our rooms sizes are quoted on a wall to wall basis.



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