



1 Friary Avenue, Abbots Bromley, WS15 3ED



A recently renovated detached family home benefitting from extended and flexible interiors, a stunning open plan living and dining kitchen and four good sized bedrooms. The property benefits from a high standard of finish and has been fully upgraded throughout, to include a new central heating system and plumbing including boiler, full rewiring, replastering and brand new neutral fittings throughout. The interiors comprise entrance hall, spacious lounge, open plan dining and living kitchen, utility, cloakroom and an en suite bedroom to the ground floor, with three further bedrooms serviced by a guest en suite and family bathroom to the first floor. The property benefits from outside space including ample parking and front and rear gardens, with the flexible layout lending the ground floor bedroom to use as an additional reception room, home office/studio or annexe.

The popular village of Abbots Bromley is a thriving village with a rich history, famed for its historical school and annual Horn Dance festival. The village is home to a good selection of amenities including a Butchers', primary school, doctor's with dispensary surgery, traditional pubs, church, village hall and Abbots Bromley School, all well within walking distance of the property. Abbots Bromley has also recently been named as one of the Top 12 Places to Live in the Midlands by the Sunday Times. There are good road links along the A515, A50 and A38 and a regular public bus route runs through the village giving access to nearby towns.

- Detached Family Home
- Full Renovation including Wiring, Plumbing & Internal Fittings
- Open Plan Dining & Living Kitchen
- Spacious Lounge, Utility & Cloakroom
- Four Bedrooms (One Ground Floor)
- Two En Suites & Bathroom
- Landscaped Gardens & Ample Parking
- Home Office/Annexe Potential
- Walking Distance to Village Centre

#### Entrance Hall

With staircase rising to the first floor, a door and window opening out to the driveway. Doors off into:

#### Lounge 4.72 x 3.69m (approx 15'05 x 12'01)

A spacious reception room having window to the front aspect and double doors into:

#### Open Plan Dining & Living Kitchen 7.12 x 6.05, 4.90m (approx 23'4 x 19'10, 16'0)

A stunning open plan space formed by a dining area, lounge with bifold doors out to the gardens and a comprehensively fitted kitchen. The kitchen comprises a range of gloss wall and base units with solid beech worktops over, housing an inset Belfast sink, integral dishwasher, space for a fridge freezer and appliances included in the sale such as the range cooker and wine chiller. The kitchen has a window to the side and leads into the dining and living areas, where plenty of natural light is provided by an Orangery skylight. With doors into:

#### Utility 3.42 x 1.86, 1.21m (approx 11'2 x 6'1, 3'11)

Fitted with base units with wood effect worktops over housing inset sink and space for a washing machine, a door to the rear and space for a fridge freezer. The wall mounted boiler is housed in here

#### Cloakroom

Fitted with vanity wash basin, low level WC, obscured window to the front and tiled splash backs





**Master Bedroom** 4.61 x 3.69m (approx 15'1 x 12'1)  
 From the **Kitchen**, a door opens into this flexible space ideal as a home office, bedroom suite or ancillary accommodation or as an additional reception room. With windows to two sides fitted wardrobes and a door into:  
**En Suite** 2.34 x 1.21m (approx 7'8 x 3'11)  
 Comprising wash basin set to vanity unit, low

level WC and a double shower, with tiling to splash backs, an obscured window to the side and chrome heated towel rail

**Landing**  
 With window to the side and loft access. Doors to:

**Bedroom Two** 4.88, 3.56 x 3.66m (approx 16'0, 11'8 x 12'0)

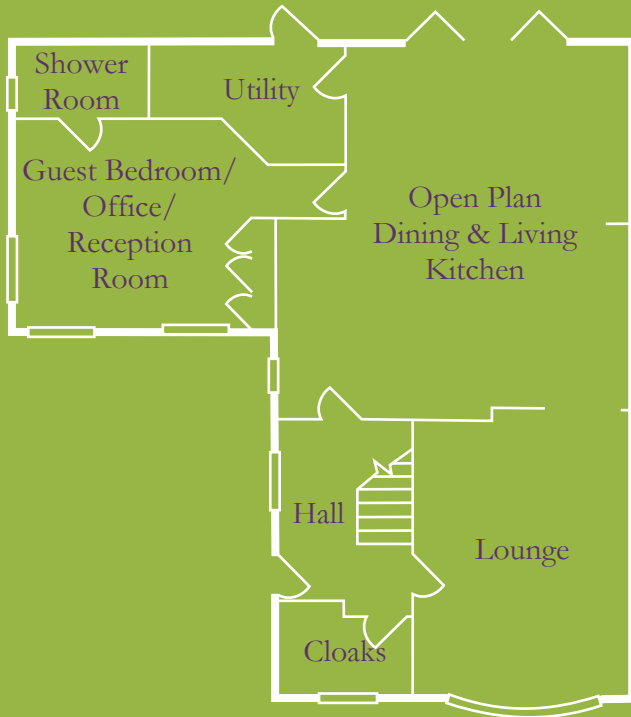
With window to the front and private use of:  
**En Suite** 2.3 x 1.2m (approx 7'6 x 3'11)  
 Fitted with vanity wash basin, low level WC and double shower cubicle, with tiled splash backs, a chrome heated towel rail and an obscured window to the side

**Bedroom Three** 3.41 x 3.03m (approx 11'02 x 9'11)  
 With a window to the rear aspect

**Bedroom Four** 2.48 x 2.32m (approx 8'01 x 7'07)  
 Having window to the side and two double fitted wardrobes

**Bathroom** 2.33 x 2.21m (approx 7'07 x 7'03)  
 Comprising pedestal wash basin, WC and bathtub with shower over, having fitted airing cupboard, tiling to splash backs and obscured windows to two sides



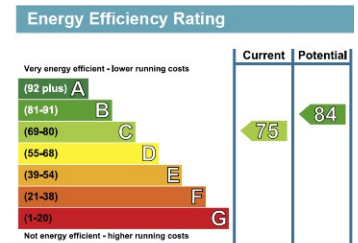


**Outside**

The property sits on a good sized corner plot having parking for a number of vehicles to the tarmac driveway at the front aspect next to lawned gardens. To the rear are low maintenance gardens laid to lawns edged with railway sleepers and there is a base ideal for the installation of a 10 x 8 ft. garden shed

**Directional Note**

At the T junction in Yoxall, turn right (signposted Ashbourne) onto the A515 and continue straight, through Yoxall and over (first exit) at the small roundabout. Follow the A515 straight through Newchurch. At the crossroads after Newchurch, turn left before climbing Draycott Cliff and follow the signs to Newborough along the B5234. Continue straight through Newborough on the B5234 until you come to Abbots Bromley and Ashbrook Lane. At the T junction, turn right at the signpost for Uttoxeter and drive through the village along the B5014. Turn left onto Goose lane and continue to the top of the road, turning left onto Friary Avenue. Follow the road to the left and straight up and the property will be directly in front of you



**General note:** Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

**Measurements:** Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

**Consumer Protection Regulations:** Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.