



The Russets, Hatchett Lane, Edingale, B79 9JG

 Parker
Hall

Set on a peaceful cul de sac in the sought after village of Edingale is The Russets, an immaculately presented detached home offering spacious and versatile family accommodation, four bedrooms and private landscaped gardens. Having been remodelled and upgraded in recent years, this beautifully presented home offers the ideal opportunity for a growing family to be part of this idyllic village community, with the benefit of being within the highly sought after John Taylor School catchment. The interiors comprise briefly porch and spacious reception hall, three reception rooms, refitted kitchen, study, utility and cloakroom to the ground floor, with four bedrooms set to the first floor. There is a modern family bathroom and the master benefits from a dressing room and en suite. Outside, The Russets is set at an elevated position and the gated entrance leads to parking for a number of vehicles and to the garage (part of which houses the utility). To the rear aspect are secluded gardens which have been immaculately landscaped. The property is serviced by oil fired central heating and is fully double glazed.

The property lies within the popular rural village of Edingale, a peaceful location nestled within the National Forest in a scenic area known as the Mease Valley. Edingale, a past winner of Staffordshire Best Kept Village, offers amenities including the Black Horse Inn, Bar & Grill, a park and football field, the village hall which hosts regular activities and the Mary Howard Primary School which currently feeds into the highly regarded John Taylor High School. The local village of Harlaston is home to a post office, shop and the popular White Lion pub and restaurant and additional amenities can be found in Tamworth, Lichfield and Burton on Trent. Well placed for commuters, the area provides easy access to A38, M42, M6 and M6 Toll, direct rail links to Birmingham and London can be found from train stations in Lichfield and Tamworth and the International airports of Birmingham and East Midlands are both within approximately 30 to 40 minutes drive.

- Executive Detached Family Home
- Immaculately Presented
- Sought After Rural Village Location
- Three Reception Rooms & Study
- Stunning Refitted Kitchen
- Utility & Cloakroom
- Porch & Reception Hall
- Four Bedrooms & Bathroom
- Master En Suite & Dressing Room
- Private Landscaped Gardens
- Gated Entrance, Parking & Garage
- Oil Fired CH & Double Glazing
- John Taylor School Catchment

The front doors opens to a useful **Porch** which in turn leads into:

Reception Hall 6.03, 3.62 x 3.41m (approx 19'9, 11'11 x 11'2)

A spacious welcome to this family home, having tiled flooring, staircase with oak balustrade rising to the first floor and oak doors opening off into:

Lounge 7.81 x 4.73, 3.52m (approx 25'7 x 15'6, 11'6)

A spacious living room having oak flooring and a traditional wood burning stove set to brickwork fireplace. Twin sliding doors open into:

Garden Room 7.01 x 2.94m (approx 23'0 x 9'7)
Another immaculately presented sitting room having windows overlooking the gardens and bifold doors extending the width of the room

Stunning Family Kitchen 6.39 x 4.53m (approx 20'11 x 14'10)

Remodelled and refitted around four years ago, the kitchen has been bespoke designed to provide additional storage space and a central island providing a practical dining table. The Charles Yorke kitchen comprises a range of contrasting white and grey units with quartz worktops over, housing inset sink with side drainer, mixer tap



and additional filtered hot and cold water taps and integral appliances including larder fridge, freezer, Siemens dishwasher, Miele double oven and warming drawer and a Miele induction hob with quartz upstand and extractor hood above. The central island provides formal seating to three sides and is fitted with further storage space and an integral wine fridge. The kitchen has a window to the rear and double doors out to the garden (both of which have been replaced), tiled flooring and a door into:

Utility Room 2.78 x 1.99m (approx 9'1 x 6'6)
Fitted with a full height storage cupboard and base units housing an inset stainless steel sink with side drainer and spaces for both a washing machine and tumble dryer. There is an obscured window to the side and the utility has tiled flooring and a door into the **Garage**

Sitting Room 4.75 x 3.43m (approx 15'6 x 11'3)
A useful reception room having window to the front aspect and offering the potential for use as a formal dining space or guest bedroom if required

Study 3.37 x 2.26m (approx 11'0 x 7'4)
Having a window to the front and a range of fitted storage and desk space

Cloakroom
Comprising a Neptune wash basin set to vanity unit with rustic panelled splash backs, low level WC, tiled flooring and an obscured window to the front





Stairs rise to the part galleried **Landing**, where doors lead off into:

Master Suite

A stunning principal bedroom suite having a spacious bedroom, dressing room and en suite shower room

Dressing Room 2.67 x 2.16m (approx 8'9 x 7'1 – max)

Fitted with a range of wardrobes and having a window to the rear and a door into the **En Suite**. Opening into:

Master Bedroom 4.54 x 4.54m (approx 14'10 x 14'10)

A spacious double room having dual aspect windows, to the rear having a pleasant view towards the village church spire

En Suite 2.83 x 1.6m (approx 9'3 x 5'3)

Fitted with wash basin set to vanity unit, low level WC and walk in shower, with tiled flooring, tiling to walls, a chrome heated towel rail and an obscured window to the rear

Bedroom Two 4.22 x 3.36m (approx 13'9 x 11'0)

Another good sized double bedroom having windows to two sides and a range of fitted wardrobes

Bedroom Three 3.63 x 3.52m (approx 11'11 x 11'6)

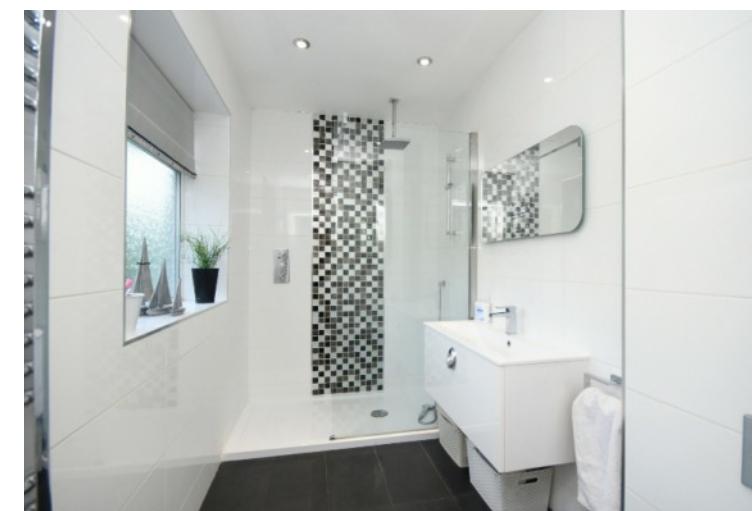
A third double room having window to the front, a fitted double wardrobe and fitted desk

Bedroom Four 2.64 x 2.47m (approx 8'8 x 8'1) – max into wardrobes

Currently used as a dressing room but ideal as a fourth bedroom, having fitted wardrobes and a window to the rear

Bathroom 2.93 x 2.05m (approx 9'7 x 6'8)

Another modern suite comprises fitted wash basin, low level WC, double ended bathtub and separate shower, with tiled flooring, tiling to walls, a chrome heated towel rail and an obscured window to the side









Outside

Double gates open to a generous block paved driveway which benefits from parking for a number of vehicles. There is gated access to the side leading to the boiler and oil tank (access is shared with the neighbour) and an oak framed porch leads to the front door.

Garage 4.9 x 5.26, 2.51m (approx 17'2 x 16'3, 8'2)
 An up and over door gives access to the front and part of the garage has been converted to create the **Utility**

Landscaped Gardens

Enjoying views towards the village church spire, the rear gardens are immaculately tended and are laid to a paved patio with steps leading up to lawns having stocked borders edged with character railway sleepers. The gardens extend across the width of the property and enjoy an excellent degree of privacy to all sides. A water irrigation system runs throughout the front and rear gardens and there are electricity points ready for exterior lighting through the borders to the rear.

Energy Efficiency Rating



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.