



98 Kitling Greaves Lane, Burton on Trent, DE13 0PB



Nestled at the end of a quiet cul de sac is Brookleys, a beautifully presented executive detached home offering spacious family accommodation set over three floors, five double bedrooms and landscaped gardens. Occupying a tranquil position and enjoying an elegant traditional appearance, this impressive architect designed residence showcases an excellent standard of finish throughout including engineered oak flooring to the ground floor, quartz worktops to the open plan kitchen, contemporary bathrooms and an impressive central staircase with galleried landing extending throughout the three floors. Brookleys offers a much desirable opportunity

to acquire a home of this standing and quality and is serviced by mains gas central heating and full double glazing.

The interiors comprise briefly magnificent reception hall, sitting room, formal dining room/study, cloakroom and a stunning open plan living and dining kitchen to the ground floor. To the first floor are three double bedrooms and a luxury family bathroom, with the master and second bedrooms each benefitting from a private walk in wardrobe and en suite. To the second floor are two additional double bedrooms sharing use of a Jack & Jill en suite. Outside, a secure gated

entrance opens into the extensive driveway where there is ample parking and turning space as well as access into the detached double garage, and beautifully tended gardens are laid to the rear enjoying an excellent degree of privacy to all sides.

Being just minutes from both the surrounding Staffordshire countryside the market town of Burton on Trent, the property benefits from easy access to an array of rural pursuits including walking, cycling or equestrian activities, with everyday amenities including shops, pubs, restaurants, take away outlets, a post office and cinema also being within easy

reach. The property lies within catchment for the Ofsted rated 'Outstanding' Moseley Academy which feeds into The de Ferrers Academy in Stretton, and there are a range of highly regarded independent schools also in the area including Repton and Lichfield Cathedral. A train station Burton offers regular intercity links to Derby and Birmingham, the property lies within a convenient distance of the A38, A515 and A50 which in turn connect to the national motorway network beyond, and the International airports of Birmingham, East Midlands and Manchester are all within a convenient drive.



- Executive Detached Residence
- Impressive Traditional Exterior & Superb Specification Throughout
- Peaceful & Secluded Setting
- Magnificent Reception Hall
- Stunning Lounge & Dining Room
- Impressive Open Plan Living & Dining Kitchen
- Central Galleried Staircase & Landings
- Five Excellent Double Bedrooms
- Master & Guest Bedrooms with Walk in Wardrobe & En Suite
- Luxury Bathroom & Jack & Jill En Suite
- Gated Entrance to Ample Parking
- Detached Double Garage
- Beautifully Landscaped Garden
- Rural Aspect to Front
- Well Placed for Commuter Routes, Rail Travel & Airports

The front door features a regal stone surround and opens into:

**Impressive Reception Hall** 7.83 x 4.08m (approx. 25'8 x 13'4)

A magnificent welcome to this executive home, having engineered oak flooring extending throughout the ground floor, traditional paneling, a **Walk In Cloakroom** and feature central staircase rising to the first and second floor accommodation. Double doors open into:

**Dining Room** 3.81 x 11.7m (approx. 12'6 x 11'7)  
Ideal as a formal dining space or home office, having a window to the front aspect

**Lounge** 9.52 x 3.55m (approx. 31'2 x 11'7)  
A stunning reception room having dual aspect windows, double doors out to the rear gardens and a wood burning stove set to carved limestone fireplace. A door leads into:

**Open Plan Living And Dining Kitchen** 7.85 x 7.75m (approx. 25'8 x 25'5) – max  
A most impressive space comprising a comprehensively fitted kitchen, generous living area and dining room overlooking the rear gardens. The kitchen comprises a range of gloss wall and base units having quartz worktops over, housing integral appliances including CDA induction hob and Siemens double oven with warming drawer, microwave and coffee machine. The quartz topped island unit provides a breakfast bar, additional workspace and storage as well as an inset sink and integral dishwasher. The **Family Room** provides plenty of space for relaxation, and a **Dining Area** extends across the rear having a stunning Orangery skylight and bifold doors opening out to the gardens. The kitchen also houses a **Utility Area** having an integral washing machine and a door out to the side aspect

**Cloakroom**  
Fitted with wash basin set to vanity unit, WC and a window to the side





The central staircase rises to the first floor **Galleried Landing**, where doors open into:

**Master Bedroom** 5.4 x 3.55m (approx. 17'8 x 11'7)

A spacious principal bedroom having window to the front and an opening into:

**Walk In Wardrobe** 2.85 x 1.98m (approx. 9'4 x 6'5)

Fitted with a range of hanging space, shelving and wardrobes. A door opens into:

**En Suite** 3.55 x 1.97m (approx. 11'7 x 6'5)  
Comprising wash basin set to quartz topped vanity unit, WC and bathtub with shower unit over, having tiled splash backs, a chrome heated towel rail, fitted mirror with vanity lighting and an

obscured window to the rear

**Bedroom Two** 5.58 x 3.55m (approx. 18'3 x 11'7)  
Another spacious bedroom having window to the rear and private use of:

**Walk In Wardrobe** 3.07 x 1.85m (approx. 10'0 x 6'0)

Fitted with a range of shelving and hanging space and having a door into:

**En Suite** 3.04 x 2.1m (approx. 9'11 x 6'10)  
Comprising wash basin set to quartz topped vanity units, WC and walk in shower, with tiled flooring, tiled splash backs, chrome heated towel rail and an obscured window

**Bedroom Three** 3.89 x 3.54m (approx. 12'9 x 11'7)

Another double bedroom having window to the front

**Family Bathroom** 4.19 x 4.09m (approx. 13'8 x 13'5)

Fitted with a luxury suite comprising twin wash basins set to vanity units, WC, dual entrance walk in shower and double ended bath tub, with a window to the front, tiled flooring and tiled splash backs

The magnificent central landing continues to the second floor accommodation where there is a door into a large walk in **Airing Cupboard** housing the pressurised water cylinder. Doors open into:

**Bedroom Four** 5.77 x 4.06m (approx. 13'3 x 11'6)  
Another generous double room having window to the rear and a range of sliding doors opening into wardrobe space. A door opens into:

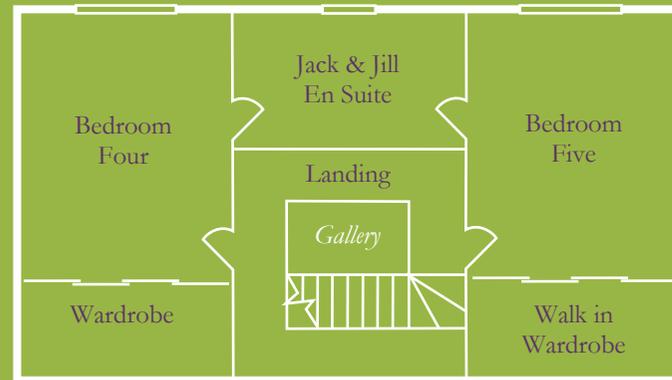
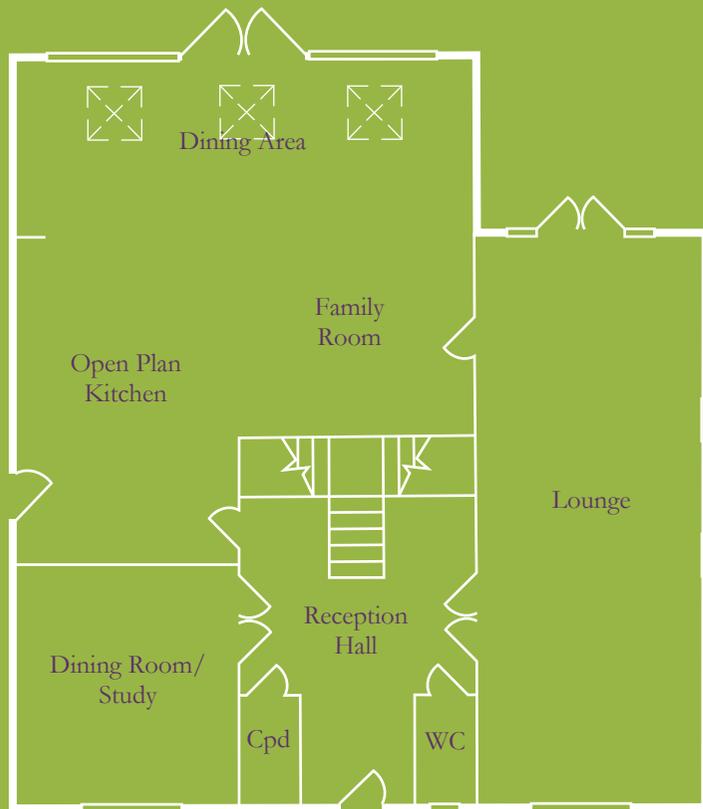
**Jack & Jill En Suite** 4.04 x 2.18m (approx. 13'3 x 7'2)  
Comprising a white suite having wash basin set to vanity unit, WC and dual entrance walk in shower, with tiled flooring, tiled splash backs, a chrome heated towel rail and window to the rear. A door opens into:

**Bedroom Five** 5.73 x 3.55m (approx. 18'9 x 11'7)  
A fifth double bedroom having window to the rear and a range of sliding wardrobes opening to ample storage space









### Outside

The property lies to the end of Kitling Greaves Lane in a seclude spot with a pleasant open aspect to the front. Electric double gates open into the gravelled drive where there is ample parking and turning space for a number of vehicles. There is access into the **Detached Double Garage** via a courtesy door to the side and twin electric entrance doors and loft storage above

### Gardens

The landscaped rear gardens are laid to a paved terrace with steps rising to enclosed lawns. The rear garden enjoys an excellent degree of privacy to all sides and a tranquil water feature set within a circular lawn is laid to one side. Gated access opens out to the front aspect and there is exterior lighting, a water point and power sockets



**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.