



5 Old Dolphin Lane, Abbots Bromley, WS15 3BQ



Offered with the benefit of no upward chain is this traditionally style former show home, offering spacious open plan living accommodation, five bedrooms and an enviable position at the top of this peaceful private lane. Completed in 2013 and forming part of a select development of five homes, this attractive detached property retains a further year of the NHBC warranty and lies within minutes' walk of the heart of this desirable village. The interiors extend over three floors and comprise briefly reception hall, spacious reception room ideal as formal dining or lounge, open plan breakfast kitchen, living and dining room and cloakroom to the ground

floor, with five bedrooms set over the first and second floors. The master suite has fitted wardrobes and a private en suite, with a guest en suite and luxury family bathroom servicing the additional bedrooms. Outside, a secluded garden is set to the rear where there is also access into a laundry room, and the property benefits from parking to the front and a double garage with electric entrance doors.

The historic village of Abbots Bromley, best known for its annual Horn Dance, is a thriving village offering a much sought after rural lifestyle centered around an attractive main street lined with character properties. The

village is home to amenities including a sports club, general store, a highly regarded primary school, traditional pubs, a bistro, coffee shop, doctors, church and village hall. Abbots Bromley has also formerly been named as one of the Top 12 Places to Live in the Midlands by the Sunday Times. For those looking for outdoor pursuits there are plenty of local walks, sailing clubs and fishing spots as well as a number of equestrian centres. The village is ideally located for commuters, having the A38, A50 and M6 Toll within easy reach, and regular rail links are available from Lichfield to Birmingham and London (in 80 minutes).

- Executive Detached Family Home
- Peaceful Elevated Position on Private Lane
- No Upward Chain
- Impressive Reception Hall
- Spacious Dining Room/Separate Lounge
- Open Plan Breakfast Kitchen
- Living & Dining Room
- Five Bedrooms (Four Doubles)
- Master & Guest En Suites
- Luxury Family Bathroom
- Secluded Rear Garden
- Double Garage & Parking
- Attractive Outlook to Front
- Well placed for Amenities, Commuter Routes & Rail Travel



Reception Hall 4.8 x 2.3m (approx. 15'7 x 7'5)

The composite front door opens into this spacious hallway, having impressive tall ceilings, stairs rising to the first floor accommodation and a window to the front. There is a useful fitted cloaks cupboard, tiled flooring with under floor heating extends into the **Open Plan Living & Dining Kitchen**, and a door leads into:

Dining Room 3.7 x 3.3m (approx. 12'3 x 10'11)

A generous formal reception room ideal as a separate dining or sitting room, having window to the front aspect with a pleasant view down the lane

A doorway leads into a fabulous open plan space extending across the rear of the property, having tiled flooring throughout and comprising a large living and dining room and contemporary kitchen:

Living & Dining Room 6.9 x 3.6m (approx. 22'8 x 11'9)

Having a window to the side, double doors out to the gardens and a traditional wood burning stove

Breakfast Kitchen 5.2 x 4.0m (approx. 16'11 x 13'1)

The open plan kitchen has been fitted to a superb standard, this contemporary kitchen is fitted with a range of base units with Corian worksurfaces over, housing an inset sink with side drainer, integral appliances including Bosch double ovens, Bosch gas hob, two fridges, a freezer and dishwasher. There is a window to the rear, bifold doors open out to the gardens and orangery style rooflights provide plenty of natural light. A door opens to a useful storage cupboard beneath the stairs

Cloakroom

Fitted with wash basin set to vanity unit and WC, with half tiled walls and an obscured window

Accessed from the rear terrace is a useful **Laundry Room** 2.2 x 1.8m (approx. 7'2 x 6'0), having spaces for a washing machine and tumble dryer and fitted base units



The first floor landing has a window to the front aspect, stairs continuing to the second floor and doors leading into:

Master Bedroom 3.9 x 3.6m (approx. 12'10 x 11'9)
A spacious principal bedroom having window to the front and two double fitted wardrobes. With private use of:

En Suite 2.6 x 2.5m (approx. 8'6 x 8'1)
Fitted with wash basin set to vanity unit, WC and walk in shower, with tiled flooring, half tiling to walls, an obscured window and a chrome heated towel rail

Bedroom Four 3.3 x 3.0m (approx. 10'11 x 9'10)
A fourth double bedroom having window to the front aspect

Bedroom Five/Study 3.1 x 2.2m (approx. 10'3 x 7'4)
Currently fitted out as a study, having window to the rear and fitted furniture including a desk and wardrobes

Bathroom 3.6 x 3.0m (approx. 11'9 x 9'8)
A luxury suite comprises wash basin set to vanity unit, WC, double shower and double ended bathtub, with tiled flooring, half tiling to walls, a chrome heated towel rail and a window to the rear aspect

Stairs continue to the **Second Floor Landing**, where there is a skylight and doors opening into:

Bedroom Two 3.6 x 3.1m (approx. 11'8 x 10'3)
Having two skylights and a door into:

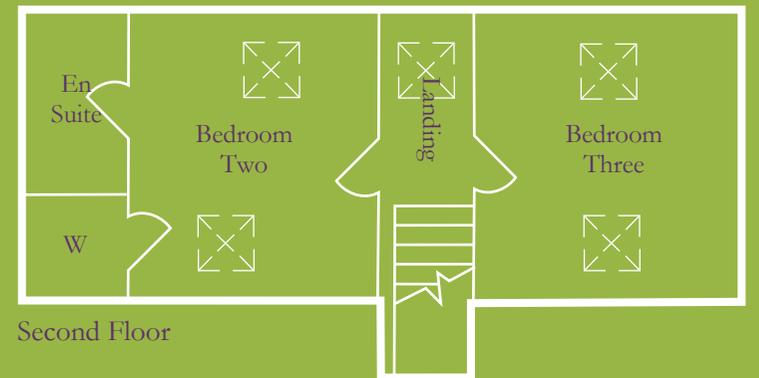
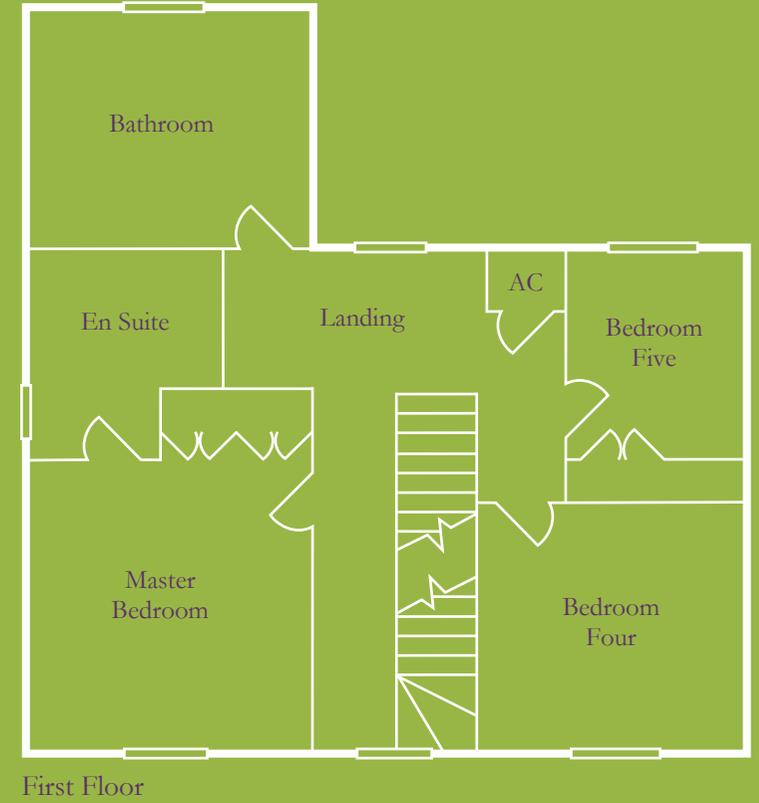
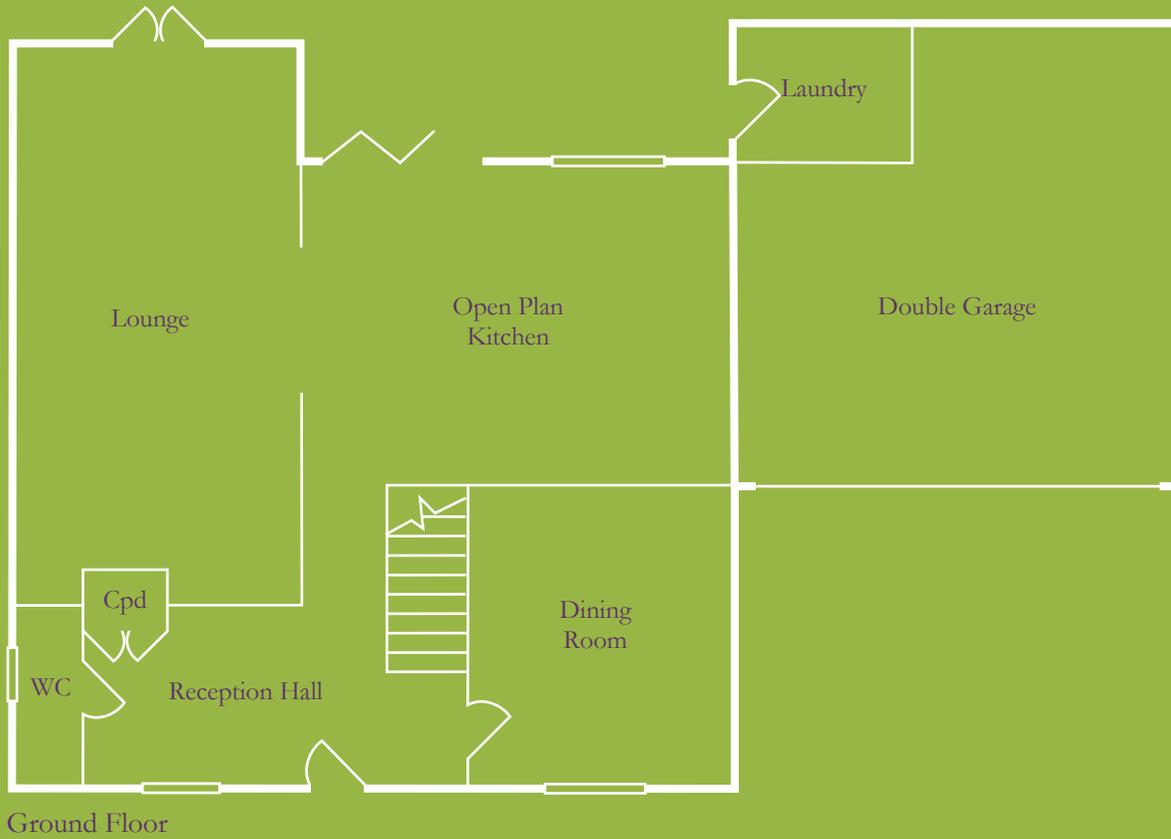
En Suite
Comprising a modern suite having pedestal wash basin, WC and shower, with chrome heated towel rail, tiled flooring and half tiling to walls

Bedroom Three 3.6 x 3.3m (approx. 11'8 x 10'11)
Another double bedroom having skylights











Outside

The property lies at the top of Old Dolphin Lane, a private lane servicing a handful of recently built homes. The lane leads up to the property where there is parking to the fore of the double garage, and a pathway leads between foregardens to the front door

Double Garage 5.5 x 5.4m (approx. 18'1 x 17'9)

With twin electric entrance doors, power and lighting. There is loft storage above and the

Gardens

Set to the rear aspect is a secluded garden laid to a paved terrace and lawns edged with mature borders and foliage. There is exterior lighting and a water point, a door opens into the **Laundry** and there is access to the side aspect leading to the front

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.