



5 Broome Close, Kings Bromley, DE13 7JR



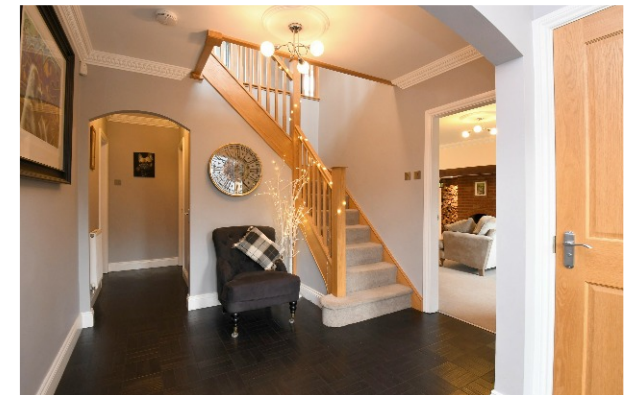
Overlooking picturesque countryside views to the rear is this executive detached village home, benefitting from recently refurbished and extended interiors, five generous bedrooms and a desirable position on a private cul de sac. Having received upgrades to include a refitted and remodelled dining kitchen, contemporary bathroom suites and an impressive Orangery, this attractive family residence offers spacious living accommodation, well proportioned bedrooms extending over the first and second floors, and a designated work-from-home space. The interiors comprise briefly reception hall, impressive lounge, open plan dining kitchen, Orangery, study, utility and cloakroom to the ground floor, with five bedrooms serviced by

two en suites, a family bathroom and further shower room. The property also benefits from internal oak doors throughout and a central galleried landing with oak balustrade and staircase. Outside, the property is tucked away along a secluded private cul de sac, with gated access leading into a generous driveway. There is access into the double garage via electric doors, and the west facing walled gardens have been landscaped to an excellent degree and enjoy complete privacy.

Kings Bromley is a popular village home to an active and well served community centred around All Saints Church, with additional amenities including a primary school, a village hall, a Co-Op general store, The Royal Oak

pub and the show field and cricket ground. The Richard Crosse Primary School feeds into the John Taylor High School in Barton under Needwood, both of which maintain an Ofsted 'Outstanding' rating, and there are a superb range of private schools nearby including Lichfield Cathedral, Repton and Denstone. Further amenities in the Cathedral City of Lichfield where there is a shopping centre, numerous pubs and restaurants, the historic medieval Cathedral and Beacon Park. Two rail stations in Lichfield provide direct links to Birmingham and London (in 80 mins) and the village is well placed for commuters, with the A38, A515 and M6 Toll all within easy reach. Birmingham, East Midlands and Manchester Airports are all within an easy drive.

- Executive Detached Village Home
- Secluded Private Cul de Sac
- Refurbished & Extended Interiors
- Two Reception Rooms & Study
- Open Plan Dining Kitchen
- Reception Hall & Galleried Landing
- Five Generous Bedrooms
- Two Refitted En Suites
- Refitted Bathroom & Shower Room
- Landscaped West Facing Garden
- Gated Entrance, Parking & Double Garage
- Desirable Location in Popular Village
- Open Rural Aspect to Rear
- Double Glazed & Gas Central Heating
- 'Outstanding' School Catchment
- Well Placed for Commuter Routes, Rail Travel & Local Amenities



Reception Hall

A spacious welcome to this executive home having oak staircase rising to the first floor, Karndeian flooring and doors opening to the understairs cupboard and:

Lounge 6.77 x 3.96m (approx. 22'2 x 13'0)

A spacious reception room having a window to the front and an attractive brickwork inglenook housing an open fire. This generous reception room leads open plan style into:

Orangery 6.63 x 5.75m (approx. 21'8 x 18'10)

A stunning addition to this family home, having a ceiling lantern providing plenty of natural light, tiled flooring and dual aspect windows. Bifold doors open out to the rear gardens, and an internal door leads into:

Open Plan Dining Kitchen 8.46 x 3.65m (approx. 27'9 x 11'11)

Having been remodelled and refitted to an excellent specification, the **Kitchen** comprises a range of contrasting wall, base and full height units with Corian worksurfaces, housing an inset sink with side drainer and a range of integral Neff appliances including dishwasher, fridge freezer, double oven, microwave, induction hob and two wine fridges. There is a window to the rear and the Corian worktops extend to one side to create a breakfast bar and additional workspace and storage. Tiled flooring extends into the **Dining Area** where there is a window to the front aspect



Utility 2.43 x 1.79m (approx. 7'11 x 5'10)

Fitted with units and Corian worksurfaces coordinating with those of the kitchen, housing inset sink and spaces for a washing machine and tumble dryer. There is a window to the front and a door opens out to the gardens

Study 3.05 x 2.83m (approx. 9'11 x 9'03) – max

An ideal home office, being fitted with a range of storage and shelving

Cloakroom

Refitted with wash basin set to Corian topped vanity unit and WC, with Karndeian flooring and an obscured window to the front





An oak staircase rise to the first floor **Galleried Landing**, having stairs continuing to the second floor and a window to the front aspect. Doors open into:

Master Bedroom 4.04 x 3.97m (approx. 13'2 x 13'0)
A spacious double room having a window to the rear enjoying open views, two double fitted wardrobes and private use of:

Refitted En Suite 3.08 x 2.02m (approx. 10'1 x 6'7)
Comprising a contemporary suite having twin wash basins set to Corian topped vanity units, WC with concealed cistern and a large walk in shower, with tiled flooring, tiled walls, an obscured window and a heated towel rail

Bedroom Two 3.7 x 3.12m (approx. 12'1 x 10'2)
Another generous double bedroom, having window to the rear, fitted wardrobes and a door into:

En Suite 1.98 x 1.23m (approx. 6'6 x 4'0)
Comprised wash basin and WC set to Corian topped vanity units and shower cubicle, with tiled flooring, tiled to walls and a heated towel rail

Bedroom Five 2.7 x 2.7m (approx 8'10 x 8'10)
With a single fitted wardrobe and a window to the front aspect

Family Bathroom 2.19 x 2.0m (approx. 7'2 x 6'7)
Refitted with wash basin and WC fitted to Corian topped vanity units and bathtub with shower unit over, having tiled walls, a heated towel rail and an obscured window

Stairs rise to the **Second Floor Landing**, having window to the rear with stunning views and doors opening into:

Bedroom Three 4.48 x 4.44m (approx. 14'8 x 14'6)
A generous double room having dual aspect windows and a double fitted wardrobe

Bedroom Four 4.48 x 2.46m (approx. 14'8 x 8'1)
Another double room, having dual aspect windows

Shower Room 2.61 x 2.61m (approx. 8'6 x 8'6)
Refitted with wash basin and concealed cistern WC set to a range of Corian topped vanity units, and a large double shower, with tiled walls, a heated towel rail and an obscured window

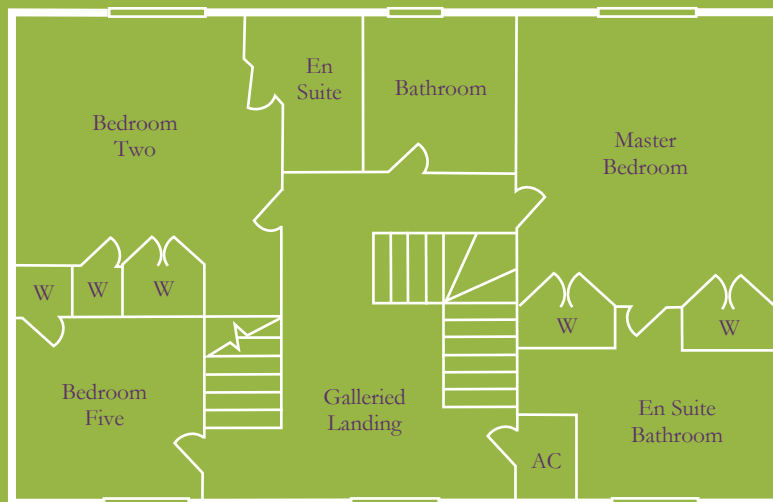






Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	77 C
39-54	E		
21-38	F		
1-20	G		

First Floor



Second Floor



Outside

The property occupies an enviable position on the private cul de sac of Broome Close, having gated access to the front leading to well tended front gardens, ample parking and access into:

Double Garage 5.8 x 5.8m (approx. 19'0 x 19'0)
 With two electric up and over doors to the front aspect

Walled Gardens

Having been landscaped to an excellent degree, the garden enjoys a sunny westerly aspect and complete privacy. A riven limestone terrace provides ample outdoor entertaining space, leading around to the Orangery bifold doors where there is a porcelain terrace. Feature lighting extends throughout the gardens, the borders are well stocked and a pergola housing a mature wisteria lies to the centre. Gated access leads to the front aspect



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.