



28 Paget Rise, Abbots Bromley, WS15 3EF



Enjoying a tranquil cul de sac setting in the desirable village of Abbots Bromley is this executive detached family home, showcasing generously extended and immaculately presented interiors, four good sized bedrooms and landscaped rear gardens. Having received substantial upgrades in recent years, this beautifully presented home benefits from extended interiors to create a fabulous open plan living and dining kitchen, as well as a Refitted en suite and bathroom, and a new boiler. The interiors comprise porch and central reception hall, two spacious reception rooms, open plan living and dining kitchen

with garden room, study, utility room and cloakroom to the ground floor, with four bedrooms to the first floor serviced by a family bathroom and master en suite. Outside, there is ample parking to the front aspect and rear safely enclosed rear garden offers a pleasant and peaceful space for outdoor entertaining. This attractive home offers versatile interiors ideal to suit a growing family also needing to dedicated space to work from home.

The property lies on a peaceful cul de sac close to the heart of Abbots Bromley, enjoying a prime setting with convenient access to both

nearby facilities and commuter routes. Famed for its annual Horn Dance, the character high street of Abbots Bromley is home to a good selection of shops, a primary school, doctors, traditional pubs, a village hall and a historic church. The village has also formerly been named as one of the Top 12 Places to Live in the Midlands by the Sunday Times. There are a range of highly regarded independent schools nearby including Smallwood Manor, Lichfield Cathedral, Denstone College and Repton School, and the property lies within catchment for the Richard Clarke First School which feeds on to Oldfields Middle and

Thomas Alleynes High in Uttoxeter. The location benefits from good links to the A515, A50 and A38 giving access to major commercial centres of the Midlands, regular rail links to Birmingham and London can be found in nearby Lichfield and Rugeley, and the International Airports of Birmingham and East Midlands are both within an easy drive.



- Spacious Detached Family Home
- Extended & Much Improved Interiors
- Popular Village Location
- Three Reception Rooms
- Stunning Family Dining Kitchen
- Refitted Utility & Cloakroom
- Porch & Reception Hall
- Four Good Sized Bedrooms
- Master En Suite & Family Bathroom
- Landscaped Rear Gardens
- Ample Private Parking
- Peaceful Cul de Sac Position with Views
- Well Placed for Commuter Routes & Rail Travel

Reception Hall

A spacious welcome to this immaculate family home, having stairs rising to the first floor with fitted storage beneath and a useful fitted cloaks cupboard. Part glazed doors open into:

Lounge 5.0 x 3.85m (approx. 16'5 x 12'8)

A spacious and well presented reception room, having bay window to the front and media wall featuring backlit TV recess and a contemporary remote controlled living flame fireplace

Family Room 4.5 x 3.64m (approx. 14'9 x 11'11)

An ideal second sitting room or playroom, having bay window to the front and bifold doors opening into the living area of the kitchen



Open Plan Dining Kitchen 8.44 x 4.08m (approx. 27'8 x 13'5)

Having been extensively remodelled and extended, this fabulous open plan space offers versatile accommodation and plenty of flexibility to suit modern day family living. The **Kitchen** comprises a range of contrasting full height, wall and base units with marble finish quartz worksurfaces over, housing an inset one and a half sink with side drainer and integrated appliances including larder fridge, larder freezer, dishwasher and wine fridge. The Stove range cooker is included in the sale, a window faces the rear and tiled flooring with under floor heating extends throughout. The **Dining Area** has bifold doors opening out to the rear terrace and gardens, leading in turn into the **Sitting Room** 2.9 x 2.84m (approx. 9'6 x 9'4) having bifold doors into the **Family Room** and offering an ideal snug area to the kitchen. Opening through to:

Garden Room 2.9 x 2.82m (approx. 9'6 x 9'3)

Double doors open out to the side and the garden room has tiled flooring and a window facing the rear

Study 3.16 x 1.5m (approx. 10'5 x 4'11)

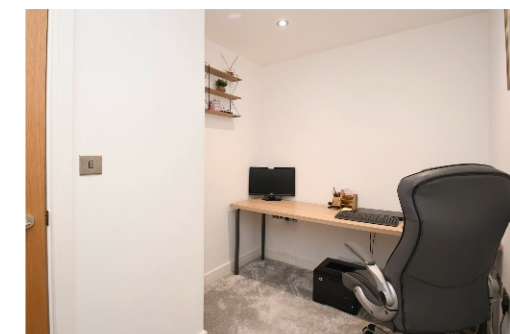
A useful home office space accessed from the kitchen

Utility 2.75 x 1.6m (approx. 9'0 x 5'3)

Fitted with wall and base units coordinating with those of the kitchen the utility has a window to the side and houses an inset sink and space for both a washing machine and tumble dryer. A door opens out to the side and the Worcester boiler is also housed in here

Cloakroom

Fitted with wash basin and WC, with laminate flooring and an obscured window to the front





Stairs rise to the **First Floor Landing**, having loft access point and a fitted **Airing Cupboard**. Doors open into:

Master Bedroom 6.5 x 3.3m (approx. 21'3 x 10'9) – max

A superb principal bedroom having dual aspect windows to the front and rear, two double fitted wardrobes and private use of:

Refitted En Suite 2.04 x 1.85m (approx. 6'8 x 6'0)

Comprising wash basin set to vanity unit, WC and corner shower, with Click flooring, a heated towel rail, an obscured window to the rear and automatic lighting

Bedroom Two 4.33 x 3.3m (approx. 14'02" x 10'10")

Having window to the front aspect and fitted wardrobes

Bedroom Three 2.95 x 2.91m (approx. 9'8 x 9'6)

A third double bedroom having window to the rear and a fitted wardrobe

Bedroom Four 3.23 x 2.87m (approx. 10'7 x 9'4)

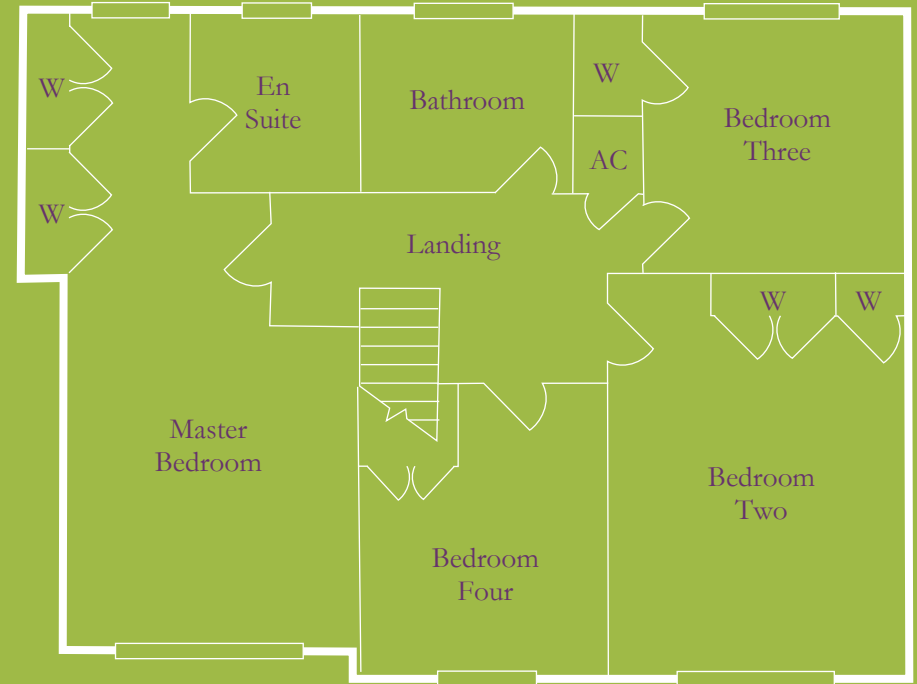
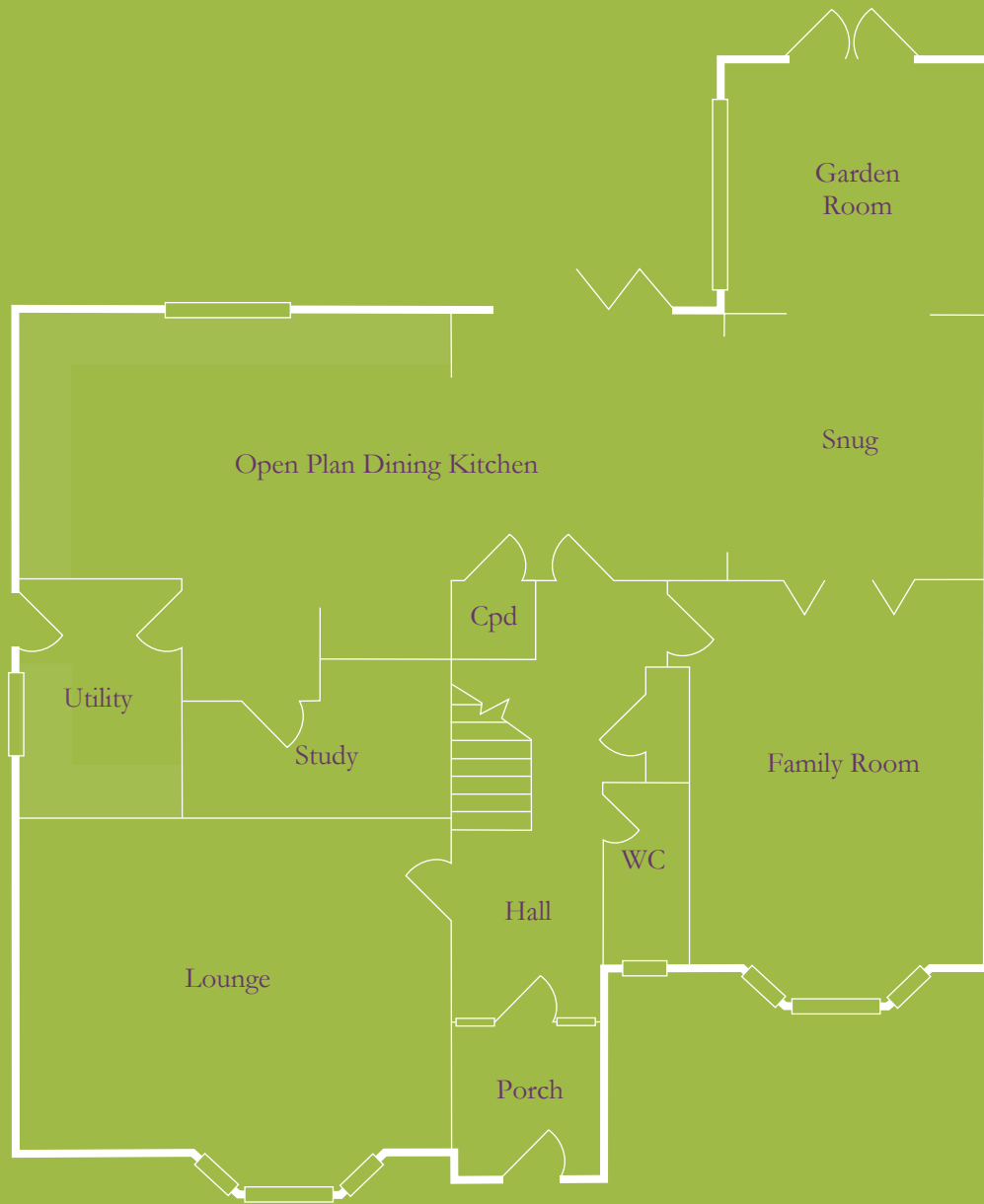
A good sized fourth bedroom, having a window to the front enjoying rural views

Bathroom 2.28 x 2.08m (approx. 7'5 x 6'9)

Refitted with a modern suite having wash basin and WC set to vanity units and a P shaped bathtub with shower unit over, having Click flooring, a chrome heated towel rail, an obscured window to the rear and automatic lighting









Outside

The property is set back from Paget Rise beyond a generous driveway providing ample off street parking. Lawned fore gardens offer potential to extend the parking area, and there is the facility to install an EV charging point (existing charger as separate negotiation)

Gardens

A landscaped garden is set to the rear being safely enclosed and laid to a paved terrace and lawns. There is exterior power, lighting and water and the shed is as separate negotiation in the sale. Gated access leads to the front aspect

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	73 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.