



4 Broome Close, Kings Bromley, DE13 7JR

Residing within a tranquil private cul de sac is this executive detached residence, showcasing elegant and immaculately presented interiors, five bedrooms and a secluded gated plot enjoying an open rural aspect to the rear. Offering generously proportioned interiors ideally suited to a growing family, this handsome detached home has been maintained to an exceptional standard throughout, having recently refitted bathroom suites, a bespoke in-frame kitchen and utility and a beautifully landscaped rear garden. The central reception hall leads into two formal reception rooms, the study, a family dining kitchen with utility room off, a versatile third reception room and cloakroom, with five

bedrooms to the first floor serviced by a family bathroom and two en suites. Each bedroom also benefits from fitted wardrobes, and there is a private dressing room to the master suite. Outside, the property is set beyond a private gated entrance having ample parking to the front as well as access via electric entrance doors to the detached double garage. To the rear is a beautifully landscaped garden enjoying an open rural aspect over picturesque surrounding countryside, being a secluded and idyllic space to enjoy the peaceful village setting. The property is serviced by mains gas central heating and double glazed windows.

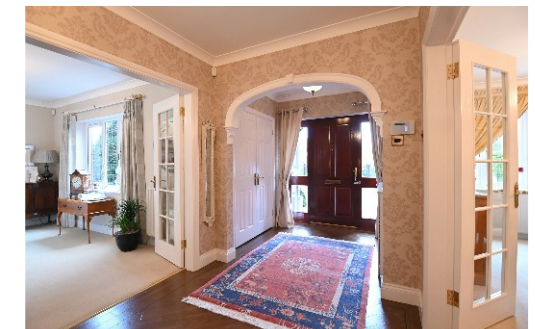
The property resides on Broome Close, a

tranquil private cul de sac home to a handful of executive village homes backing onto idyllic countryside. The centre of Kings Bromley is a few steps away, being home to amenities including a Co-op, a country pub, the All Saints Church, a village hall and the show field and cricket ground. The Richard Crosse Primary School in the village 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 within close reach including Lichfield Cathedral, Abbots Bromley and Repton. For local leisure pursuits, Hoar Cross Hall and the FAs St George's Park both offer spas and members

only gyms, and both the Peak District National Park and Cannock Chase can both be reached in a short drive. Further amenities can be found just five miles away in the Cathedral City of Lichfield where the historic centre is home to an array of shops, pubs and restaurants, the historic medieval Cathedral and the renowned Beacon Park. Two rail stations in Lichfield provide direct links to Birmingham and London (in 80 minutes) and the village is well placed for commuters, with the A38, A515 and M6 Toll all within easy reach and Birmingham International and East Midlands Airport both being within a 40 minute drive.



- Executive Detached Village Residence
- Tranquil Private Lane
- Extensive Family Accommodation
- Open Rural Aspect to Rear
- Three Spacious Reception Rooms
- Family Dining Kitchen
- Reception Hall, Utility & Cloakroom
- Five Good Sized Bedrooms
- Master with En Suite & Dressing Room
- Guest En Suites & Family Bathroom
- Beautifully Landscaped Rear Garden
- Gated Entrance to Ample Parking
- Detached Double Garage
- 'Outstanding' School Catchment
- Walking Distance to Village Amenities
- Well Placed for Commuter Routes & Amenities



Reception Hall

A spacious welcome to this elegant family home, having Amtico flooring, stairs rising to the first floor accommodation with storage below, and a further double width cloaks cupboard. double doors open into:

Drawing Room 6.9 x 4.25m (approx. 22'7 x 13'11)

A beautifully presented dual aspect reception room having a window to the front, double doors opening out to the rear and a brickwork inglenook housing an open fire

Dining Room 3.69 x 4.7m (approx. 15'5 x 12'1)

Another immaculate reception room having a window to the front and a further door into the kitchen

Study 3.4 x 3.4m (approx. 11'2 x 11'2)

An ideal home office or playroom, having a bay window to the rear aspect and Amtico flooring

Open Plan Family Dining Kitchen 6.6 x 4.93, 2.97m (approx. 21'8 x 16'2, 9'9)

The **Kitchen** is fitted with quality in-frame wall and base units with granite worksurfaces over, housing an inset sink with side drainer, spaces for a range cooker and American fridge freezer, and an integrated dishwasher. There is a window facing the front aspect and porcelain tiled flooring extends into the **Dining Area** where there is a further window to the rear.

Doors open into the **Utility** and:

Family Room 3.96 x 3.4m (approx. 13'0 x 11'1)

A versatile reception room having a window to the rear and double doors opening out to the rear gardens

Utility 2.43 x 1.86m (approx. 7'11 x 6'1)

Fitted with wall and base units having granite worksurfaces over, housing an inset sink with side drainer, integrated washing machine and integrated tumble dryer. There is a stable door opening out to the garden and the utility has tiled flooring

Cloakroom

Fitted with wash basin, WC, an obscured window to the rear and tiled flooring





Stairs rise to the part galleried **First Floor Landing**, having access to the loft, a fitted cupboard housing the hot water cylinder and a shelved **Airing Cupboard**. Doors open into:

Master Bedroom 4.45 x 3.73m (approx. 14'7 x 12'2)
A spacious principal bedroom having a window to the rear enjoying rural views, a double wardrobe and an opening into the **Dressing Room** which has a window to the side, additional fitted wardrobes and a dressing table. With private use of:

En Suite Bathroom 3.46 x 2.26m (approx. 11'4 x 7'5)
A modern suite comprises wash basin set to vanity units, WC, feature double ended bathtub and separate shower, with tiled flooring and splash backs, a heated towel rail and an obscured window to the side

Bedroom Two 4.08 x 4.0m approx. 13'4 x 13'1)
Another generous bedroom suite having a window to the front with a pleasant view over the cul de sac, a double fitted wardrobe and private use of:

En Suite
Another refitted en suite having wash basin set to vanity unit, WC and double shower, with tiled flooring, tiled splash backs and an obscured window to the front

Bedroom Three 4.3 x 3.67m (approx. 14'0 x 12'0)
Having a double fitted wardrobe and a window to the rear enjoying a pleasant open aspect

Bedroom Four 3.15 x 3.15m approx. 10'4 x 10'4)
A fourth double room having a window to the front and a double fitted wardrobe

Bedroom Five 2.76 x 2.4m (approx. 9'0 x 7'11)
Having a fitted wardrobe and a window to the rear overlooking garden and rural views

Family Bathroom 3.18 x 2.56m (approx. 10'5 x 8'4)
A modern refitted suite comprises fitted wash basin, WC, double ended bathtub and separate double shower, with tiled flooring, tiled splash backs, a heated towel rail and an obscured window to the front







Outside

Accessed via Bradbury Lane, Broome Close is a secluded private cul de sac home to a handful of similar executive residences. Double gates open to the front of the property where there is a block paved driveway providing parking for a number of vehicles, as well as access via twin electric entrance doors into the **Detached Double Garage**. There are well tended gardens to one side and mature foliage provides privacy to the front

Landscaped Rear Garden

The secluded and beautifully landscaped rear garden extends to a good size, being an ideal space to enjoy the tranquil village setting. A porcelain paved terrace is set adjacent to the property, leading onto lawns borders with neatly maintained flower beds. A paved pathway leads to an area of decking, and a brick wall to the top of the garden is edged with mature trees also belonging to the property. The exterior water, lighting and power, and gated access to the side leads into the rear garden



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.