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4 Ivy Close, Abbots Bromley, Rugeley, WS15 3FB

£650,000

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this executive detached family home is located in the ever popular and sought after village of Abbots Bromley, known for its good range of amenities including a doctors surgery, cafes, pubs and famous for the annual horn dance. The village is also well positioned for transport links to access nearby Lichfield, Rugeley and Uttoxeter. Viewings of this property are essential to appreciate the spacious rooms and homely feel. Benefitting from double-glazing and gas central heating. The accommodation briefly comprises; Reception Hallway, Guest WC, Living Room, Snug/Study, Open Plan Family Dining Kitchen and a Utility Room. First Floor Landing, Master Bedroom with En-suite, Second Bedroom with En-suite two further Bedrooms and a Family Bathroom. Gardens to the front and rear, Driveway and detached tandem GARAGE. EPC RATING - C

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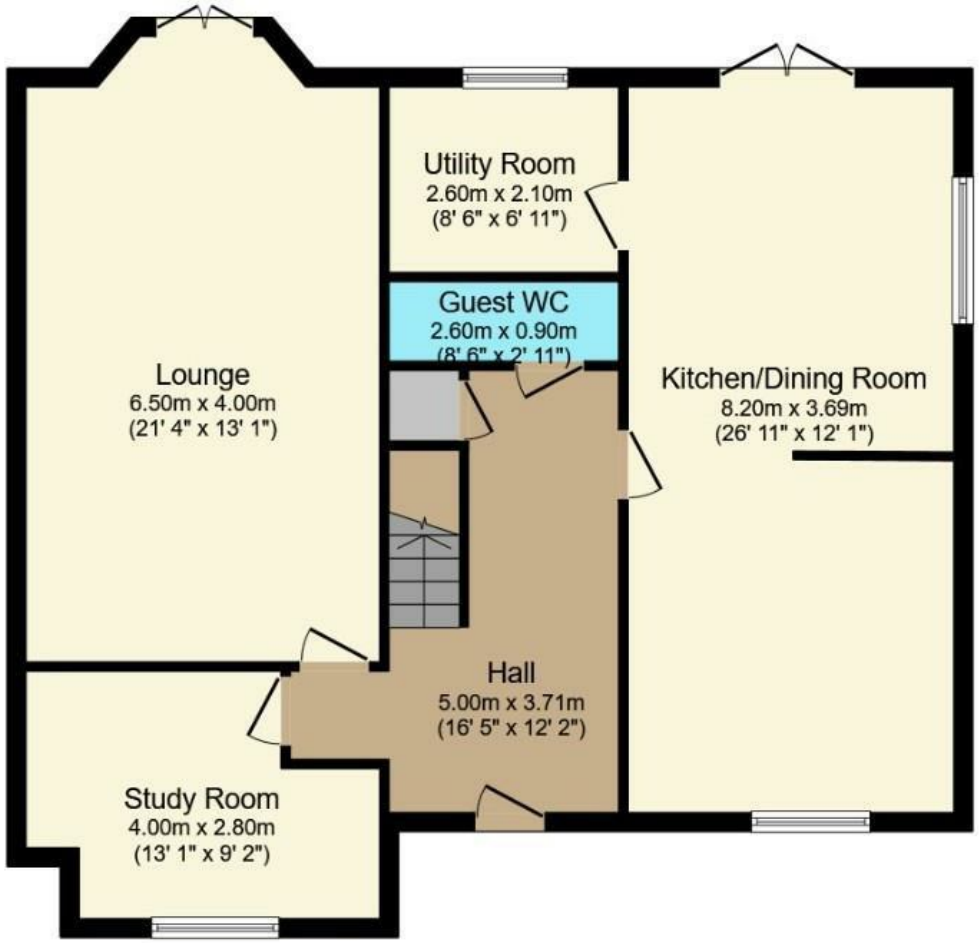
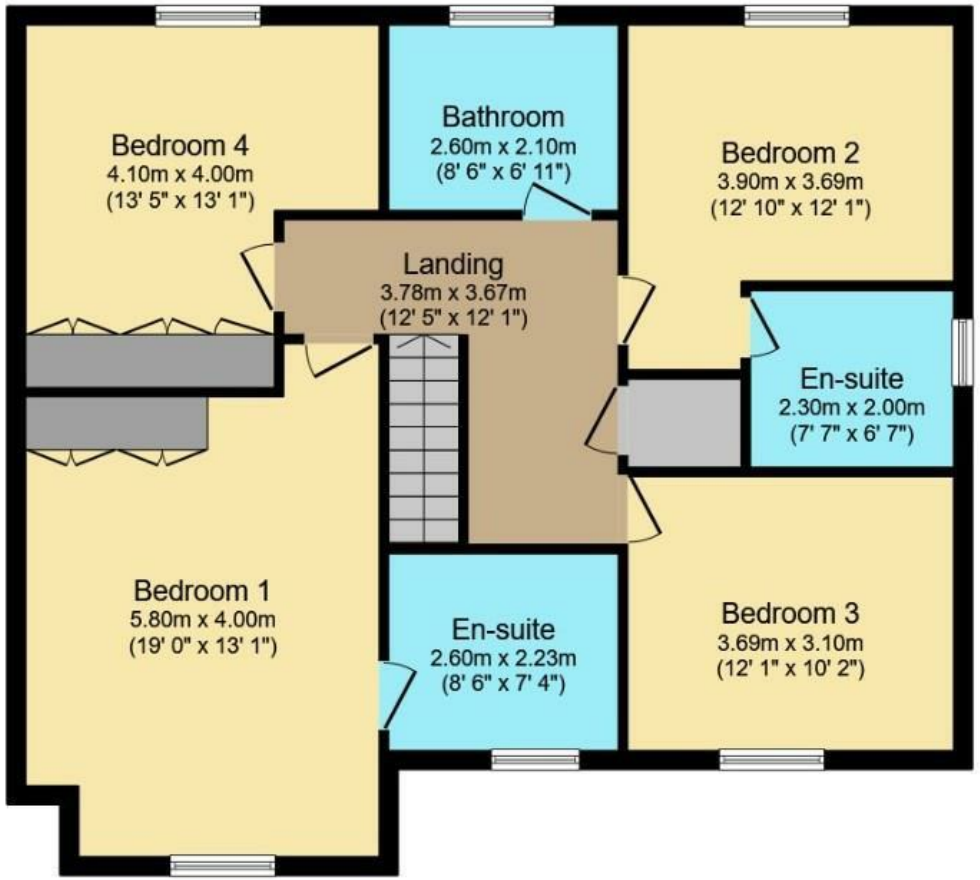


Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io

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Reception Hallway
accessed via a timber effect UPVC double-glazed door and having a ceiling light point, radiator, useful under stairs storage cupboard and stairs leading to the first floor

Guest WC
having a corner hand wash basin with a tiled splash back and a close-coupled WC. Ceiling light point, radiator and laminate flooring

Living Room
having a feature marble effect fireplace with an inset coal effect gas fire. Two ceiling light points, two radiators and double-glazed recessed French doors into the rear garden

Snug/Office
having a ceiling light point, radiator and a double-glazed window to the front aspect

Family Dining Kitchen
a fabulous open plan family space with plenty of natural light
the kitchen having a range of wall and base units with granite work surfaces, co-ordinating upstands and an inset Belfast ceramic sink and counter top drainer. Integrated appliances include a Rangemaster Range cooker with an extractor hood above, fridge-freezer and a dishwasher. Inset ceiling spotlights, laminate flooring and a recessed window to the front aspect
the family dining area has a ceiling light point, radiator, laminate flooring, window to the side aspect and a door leading into the rear garden. Door into the

Utility Room
fitted with base units, roll top work surfaces with co-ordinating upstands and an inset stainless steel sink and drainer. Ceiling light point, extractor fan, cupboard housing the central heating boiler, appliance spaces for a washing machine and tumble drier, radiator, laminate flooring and a window to the rear aspect

First Floor Landing
having a ceiling light point, access to the loft space, a useful storage cupboard with shelving and a radiator

Master Bedroom
benefitting from a range of fitted wardrobes providing ample hanging and storage space. Ceiling light point, radiator and a window to the front aspect. Door into the

En-suite
having a fully tiled double walk-in shower enclosure with a mains powered overhead fitment, pedestal hand wash basin and a close-coupled WC. Inset ceiling spotlights, chrome towel radiator, part tiling to walls and a window to the front aspect

Bedroom Two
having a ceiling light point, radiator and a window to the rear aspect. Door into the

En-suite
having a shower enclosure with a mains powered overhead fitment, pedestal hand wash basin and a close-coupled WC. Inset ceiling spotlights, extractor fan, part tiling to walls, chrome towel radiator and a window to the side aspect

Bedroom Three
benefitting from fitted wardrobes providing hanging and storage space. Ceiling light point, radiator and a window to the rear aspect

Bedroom Four
having a ceiling light point, radiator and a window to the front aspect

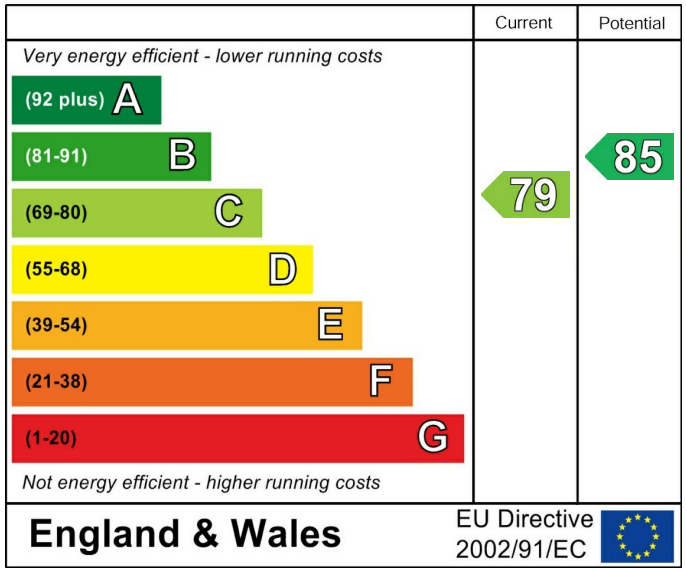
Family Bathroom
having a panelled bath with an over head mains powered shower fitment and screen, semi-pedestal hand wash basin and a close-coupled WC. Inset ceiling spotlights, extractor fan, part tiling to the walls, chrome towel radiator and a window to the rear aspect

Outside
the front of the property is set back from the road with a block paved driveway providing off road parking and leading to the detached garage. There is a front lawn with well established shrubs and hedges with a paved pathway giving access to the canopied front entrance door

the rear garden has a lawn with well stocked, mature shrubs and screen fencing providing privacy. A paved patio seating area provides ample space to dine and entertain with family and friends. There is a useful outside water tap, personnel door into the tandem garage and a timber pedestrian gate giving access to the side of the property

AGENTS NOTE
we are advised by the seller that there is an annual payment for contributions to the upkeep of the road. The annual charge is approximately £174.20.

Energy Efficiency Rating



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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