

# Cecil Payton Close

Abbots Bromley, Staffordshire, WS15 3EZ



Attractive modern executive style detached home providing family sized accommodation occupying a pleasant position in a quiet cul-de-sac within the highly sought after village of Abbots Bromley with no upward chain involved.

£350,000



John German

Viewing is essential of this well proportioned family home to appreciate its layout and room dimensions plus the fabulous refitted breakfast kitchen situated at the rear of the property overlooking the garden.

Benefitting from a gas central heating system and uPVC double glazing the property is situated within walking distance to the village's wide range of amenities which include a general shop, the Richard Clarke First School, public houses and eateries, coffee shop and numerous sports clubs. The towns of Uttoxeter, Burton on Trent and Stafford, plus the city of Lichfield, are all within easy reach as is the Trent Valley train station giving direct access to London.

### Accommodation

A traditional tiled storm porch with uPVC entrance door leads to the pleasant hall which has stairs rising to the first floor with cupboard under and doors to the ground floor accommodation plus the guest cloakroom/w.c.

The generously sized lounge has a focal fireplace and a wide front facing window, folding part glazed doors lead to the formal dining room which has wide patio doors to the rear garden and a door to the impressive breakfast kitchen.

This refitted kitchen has an extensive range of high gloss base and eye level units with fitted worksurfaces and breakfast bar, fitted electric hob with extractor over and oven under plus an integrated fridge and freezer. There are two rear facing windows and a door to the garden plus a door returning to the hall.

To the first floor the landing leads to the four good sized bedrooms, each having built in wardrobes, two being double in size plus the fitted family bathroom. The master bedroom benefits from also having an en suite bathroom.

### Outside

To the rear is a paved patio with dwarf walls leading to the garden which is in need of some attention, laid to lawn with well stocked borders plus a further lower level shrub garden, all enclosed to three sides with gated access to front.

To the front is a garden laid to lawn with well stocked borders.

A double width tarmac driveway provides off road parking leading to the attached double garage which has two up and over doors and a personal door to the rear.

### Tenure

Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

### Services

Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

### Local Council

East Staffordshire Borough Council. Band D.

### Useful Websites

[www.environment-agency.co.uk](http://www.environment-agency.co.uk)

[www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

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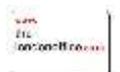
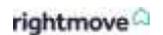


GROUND FLOOR



1ST FLOOR





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### Agents' Notes

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### Measurements

Please note that our rooms sizes are now quoted in metres on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide.

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