



Sunningdale, Alrewas Road, Kings Bromley, DE13 7HP



Set within an enviable 0.38 acre plot is Sunningdale, an executive detached village residence showcasing beautifully refurbished interiors, four generous bedrooms and a landscaped south facing rear garden. Having been substantially renovated and extended by the current vendors with plenty of further potential to extend further, Sunningdale benefits from contemporary additions including under floor heating to the ground floor, a range of solar panels and a thorough refit to the interiors. Further upgrades include an extended open plan kitchen with dining and living areas, a new central heating system with boiler and pressurised water cylinder, a majority rewire including consumer units and

sockets/switches, and new double glazed windows and doors throughout. Sunningdale has been finished to the highest specification, featuring new internal doors and an oak staircase, and this immaculate home offers further potential to extend (STPP) as desired.

The interior comprises briefly reception hall, open plan family kitchen with garden room, two further reception rooms plus a study/playroom, laundry/boot room and cloakroom to the ground floor, with four well proportioned bedrooms to the first floor serviced by a family bathroom and en suite bathroom to the master. Sunningdale sits well within an established south facing plot, which includes a sweeping

driveway, ample parking and a double garage with electric entrance door. To the rear, the mature gardens have been landscaped to create plenty of entertaining space and a kitchen garden with orchard, all enjoying 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. 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 providing 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 International, East Midlands and Manchester Airports are all within an easy drive. 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, Repton and Denstone.



- Executive Detached Village Home
- Mature 0.38 Acre Gardens
- Beautifully Refurbished & Extended
- Two Reception Rooms & Study/Playroom
- Stunning Open Plan Family Kitchen
- Utility/Boot Room & Cloakroom
- Four Bedrooms (Three Doubles)
- Master En Suite & Family Bathroom
- Double Garage & Ample Parking
- Secluded Landscaped Gardens
- Kitchen Garden & Orchard
- Workshop & Storage Shed
- Gated Parking to Rear
- Solar Panels & Storage Battery
- Electric Vehicle Charging Point
- Refitted Boiler & Pressurised Water Cylinder
- Mains Gas Central Heating including Zoned Under Floor to Ground Floor
- 'Outstanding' School Catchment

Reception Hall

A composite entrance door opens into this spacious hallway, having wood effect tiled flooring, underfloor heating which extends through the ground floor, and a stunning oak staircase rising to the first floor with storage beneath. Glazed oak doors lead into:

Open Plan Family Kitchen 6.4 x 5.23m (approx. 21'0 x 17'2)

Having been extended and remodelled substantially, this stunning space comprises a range of wall, base and full height units with Quartz worktops over, housing an inset ceramic sink with side drainer and quality integral Neff appliances including double ovens with hideaway doors, dual warming drawers, induction hob with contemporary extractor above and dishwasher. There is space and plumbing for an American fridge freezer, and the central island unit provides a breakfast bar to one side. The bespoke-designed units offer clever storage solutions including pull out pantry cupboards, extendable drawers and a carousel corner unit, and the **Kitchen** opens into a versatile **Garden Room** where there is a vaulted ceiling with a skylight, and sliding doors open out to the rear gardens. Wood effect tiled flooring extends into:

Dining Room 5.77 x 5.7m (approx. 18'11 x 18'8)

A spacious L shaped room offering spaces for an intimate breakfast nook and formal dining room. Skylights provide plenty of natural light and there are windows to two sides and a second set of sliding doors leading out to the rear garden. Doors open into the **Reception Hall** and:

Lounge 6.67 x 3.62m (approx. 21'10 x 11'10)

Another spacious reception room having dual aspect window to the front, sliding doors to the rear and a contemporary living flame electric fireplace. The open chimney is still in place and could be utilised for the installation of a wood burning stove or gas fireplace as desired

Study 3.16 x 2.74m (approx. 10'4 x 9'0)

A versatile reception room ideal as a home office or playroom, having a window to the front

Laundry/Boot Room 3.73 x 3.6m (approx. 12'3 x 11'9) – max

Fitted with units coordinating with those of the kitchen, housing an inset Belfast sink, quartz work surfaces and spaces for a washing machine and tumble dryer. There is a door out to the side terrace, and the utility has a door into the garage and a double cloakroom cupboard with hanging space

Cloakroom

Comprising wash basin set to vanity unit, WC, half tiling to walls, tiled flooring, automatic lighting and an obscured window to the side





Stairs rise to the first floor **Landing** where there is access to the loft via a fitted ladder and a window to the rear overlooking the gardens. Doors open to the **Airing Cupboard** which is fitted with shelving and a radiator, and into:

Master Bedroom 4.25 x 3.43m (approx. 13'11 x 11'2)

A generous principal bedroom having window to the front and a range of fitted bedroom furniture including drawers and wardrobes with a hidden TV point. The master bedroom has private use of:

En Suite Bathroom 3.38 x 2.28m (approx. 11'1 x 7'5)

Comprising a four piece suite having wash basin set to vanity unit, WC, corner bathtub with shower attachment and separate shower cubicle, with tiled flooring and walls, electric under floor heating, heated towel rail and an obscured window to the rear

Bedroom Two 4.1 x 3.09m (approx. 13'7 x 10'1)

Another spacious double room having window to the front and a double fitted wardrobe

Bedroom Three 4.04 x 3.1m (approx. 13'2 x 10'1)

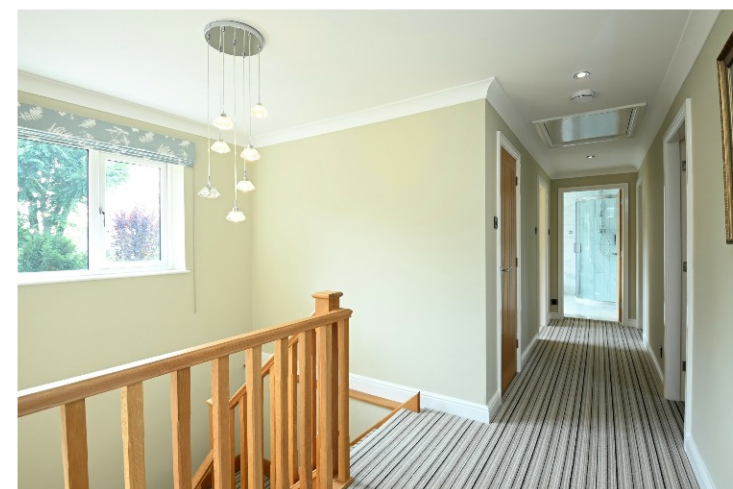
A third double bedroom having window to the front and a double fitted wardrobe

Bedroom Four 3.39 x 2.23m (approx. 11'1 x 7'3)

Having window to the rear with idyllic views over the rear garden

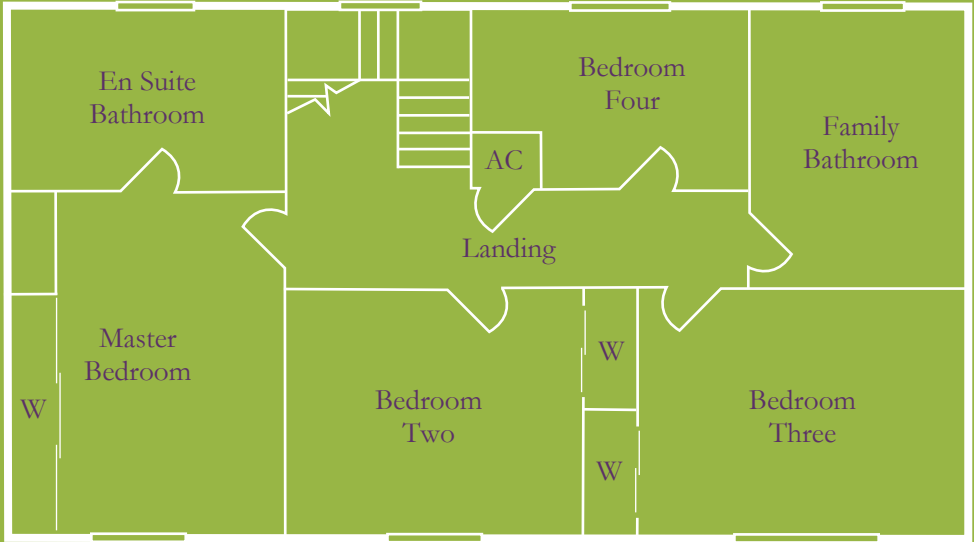
Family Bathroom 3.45 x 2.7m (approx. 11'3 x 8'9)

A contemporary suite comprises wash basin set to vanity unit, WC, double shower and a feature Sottini freestanding bathtub with shower attachment, having tiled flooring and walls, a heated towel rail and an obscured window to the rear



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	87 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		







Outside

Sunningdale is set back from Alrewas Road beyond a generous frontage. The central entrance leads into a generous driveway where there is parking and turning space for a number of vehicles, and gated access to one side allows for additional discreet or larger vehicle parking

Double Garage 5.54 x 4.96m (approx. 18'1 x 16'3)

Having refitted electric entrance door, power, lighting and a courtesy door to the rear aspect. An interior door leads into the **Utility Room** and further doors open to a useful **Gardeners WC** and the boiler room which houses the refitted Worcester boiler and pressurised hot water cylinder

0.38 Acre South Facing Gardens

Extending to a fabulous size, the rear gardens enjoy an excellent degree of privacy and have been recently landscaped to a high degree. A deck and paved terrace are set to the rear offering plenty of space for outdoor seating and entertaining, and the terrace extends to the side aspect where there are doors into the garage and utility, as well as gated access opening to the front. A garden shed and an insulated workshop are included in the sale. The lawns are safely enclosed to all sides with raised sleeper-edged borders and mature foliage providing screening, and a kitchen garden lies to the top of the garden, featuring a raised vegetable bed and a small orchard planted with apple, pear, plum and cherry trees and wildflowers

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.