



2 Newton Lane, Kings Bromley, Burton-on-Trent,  
Staffordshire, DE13 7LA

**Bill Tandy**  
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS



## 2 Newton Lane, Kings Bromley, Burton-on-Trent, Staffordshire, DE13 7LA

# £799,000

Bill Tandy and Company are delighted in offering for sale this stunning executive detached family home built by Cameron Homes and located on Newton Lane. Set in the desirable village of Kings Bromley the property is a short distance away from the cathedral city of Lichfield and the location is ideal for commuting. The property is set on a commanding corner plot position and one of the distinct features of the property is its generous parking area for numerous vehicles which is a rarity for a recently built property. The accommodation briefly comprises reception hall, guests cloakroom, sitting room, study/family room, open plan dining family kitchen, utility room, five generous first floor bedrooms with two en suite facilities and a main bathroom. The generously sized plot offers gardens to front, side and rear, with the rear garden having a summerhouse/garden room and a corner patio with pergola ideal for entertaining.



### LOCATION

The village of Kings Bromley boasts the well regarded Richard Crosse primary school and is a short distance away from the John Taylor high school in Barton under Needwood. Further secondary schools can be found within the cathedral city of Lichfield. Kings Bromley's further facilities include a Co-op convenience store and a village pub, and the village is ideal for commuting with nearby access to A38, A50 and M6 toll road. These provide access to Lichfield, Burton upon Trent, Birmingham and beyond. Lichfield itself provides rail links to Birmingham, Manchester and London.

### CANOPY PORCH

having a composite front entrance door opening to:

### RECEPTION HALL

having tiled floor, stairs to first floor with under stairs storage cupboard, radiator and doors to:

### GUESTS CLOAKROOM

having tiled floor flowing through from the hall, radiator, suite comprising wall mounted contemporary wash hand basin with tiled surround and low flush W.C. and ceiling spotlighting.

### SITTING ROOM

6.59m max into bay x 3.97m plus fireplace (21' 7" max into bay x 13' 0" plus fireplace) having walk-in double glazed bay window to front, radiator and a superb feature and focal point fireplace having tiled hearth, brick inset and a cast-iron Firefox log burner.

### STUDY

3.44m x 2.69m (11' 3" x 8' 10") this room could also be used as a family room if required having double glazed window to front, radiator and Karndean floor.

### OPEN PLAN FAMILY DINING KITCHEN

10.22m plus bay x 5.01m max (33' 6" plus bay x 16' 5" max) one of the distinct features of the property is this generously sized and open plan family dining kitchen having windows to side, bi-fold doors to rear garden, French doors to patio space, two radiators, ceiling light points and additional spotlighting, tiled floor, contemporary style two tone gloss base cupboards and drawers with quartz preparation surfaces above, wall mounted storage cupboards, inset stainless steel one and a half bowl sink, LED lighting, plinth lighting, Smeg double oven and integrated appliances include fridge/freezer, dishwasher and wine cooler.



### UTILITY ROOM

2.29m x 1.74m (7' 6" x 5' 9") having tiled floor, radiator, base and wall mounted storage cupboards, spaces for washing machine and tumble dryer, inset stainless steel sink and door to double garage.

### FIRST FLOOR GALLERIED LANDING

having double glazed window to front, radiator, loft access, airing cupboard housing hot water cylinder and doors lead off to:

### BEDROOM ONE

5.85m max x 4.00m (19' 2" max x 13' 1") having double glazed window to rear, radiator, superb fitted wardrobes with contemporary sliding doors and door to:

### EN SUITE SHOWER ROOM

2.91m x 1.77m (9' 7" x 5' 10") having an obscure double glazed window to side, chrome heated towel rail, contemporary white suite comprising wall mounted wash hand basin with tiled surround, low flush W.C. and shower cubicle with a twin headed Aqualisa shower appliance over and spotlighting.

### BEDROOM TWO

3.94m x 2.91m (12' 11" x 9' 7") having double glazed window to front, radiator and door to:

### JACK AND JILL BATHROOM

with doors to the second bedroom and landing this Jack and Jill bathroom has an obscure double glazed window to side, chrome heated towel rail, suite comprising wall mounted wash hand basin with tiled surround, low flush W.C., bath and separate shower cubicle with shower appliance over and spotlighting.



### BEDROOM THREE

12' 0" x 10' 5" max 9' 8" min (3.66m x 3.17m max 2.95m min ) having double glazed window to rear, radiator and door to:

### JACK AND JILL SHOWER ROOM

2.60m x 1.33m (8' 6" x 4' 4") being accessed from both bedrooms three and four and having tiled floor, chrome heated towel rail, modern suite comprising pedestal wash hand basin with tiled surround, low flush W.C. and shower cubicle with shower over and spotlighting.

### BEDROOM FOUR

12' 0" x 8' 6" (3.66m x 2.59m) having double glazed window to front, radiator and door to Jack and Jill shower room.

### BEDROOM FIVE

3.16m max x 2.43m (10' 4" max x 8' 0") having double glazed window to rear and radiator.



### OUTSIDE

The property enjoys a commanding corner plot position with generous gardens to front, both sides and rear, with the double garage and parking located to the rear. To the front of the property is laurel hedging, a shaped lawned foregarden and pathway leading to the front entrance door. One of the distinct features of the property is the rear garden having a paved patio ideal for entertaining, shaped lawn set beyond with raised borders, flower beds and walled perimeter. There is a corner patio area with pergola, walled surround and log cabin/summerhouse with both double glazed French doors and windows providing access to a superb entertaining summerhouse. There is parking for numerous vehicles with a block paved driveway which leads to the double garage, electric car charging point and external water tap.

### DOUBLE GARAGE

5.29m x 5.19m (17' 4" x 17' 0") approached via an up and over entrance door and having light and power supply, Ideal boiler, useful loft access and door to internal accommodation.

### COUNCIL TAX

Band G.

### FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. Broadband connected. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	86	91
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

### TENURE

Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

### VIEWING

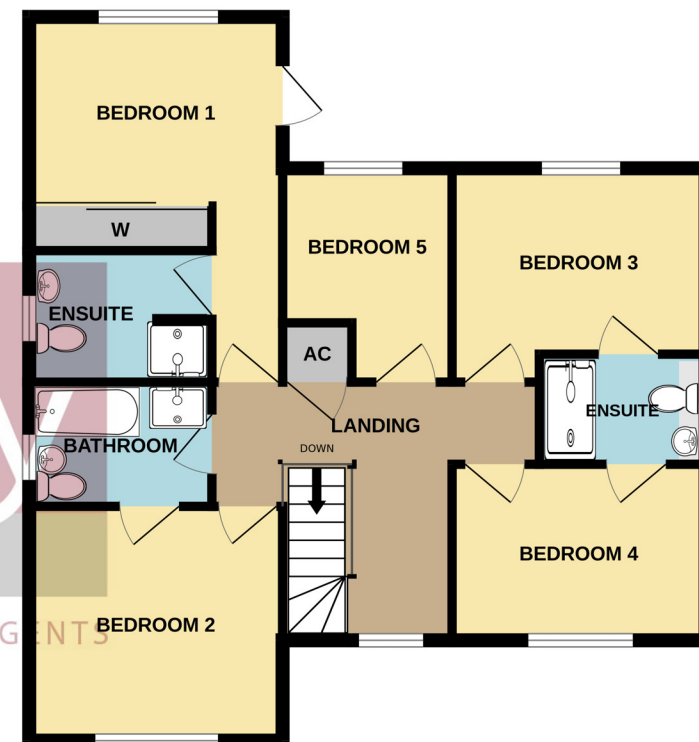
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or [lichfield@billtandy.co.uk](mailto:lichfield@billtandy.co.uk)

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.

## GROUND FLOOR



## 1ST FLOOR



2 NEWTON LANE, KINGS BROMLEY, DE13 7LA

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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