



Windsor House 16 Vicarage Lane, Kings Bromley, Burton-on-Trent, Staffordshire, DE13 7HY

**Bill Tandy**  
and Company  
INDEPENDENT PROFESSIONAL ESTATE AGENTS

# Windsor House 16 Vicarage Lane, Kings Bromley, Burton-on-Trent, Staffordshire, DE13 7HY

## £850,000 Offers over

\*NO CHAIN \* Enjoying a beautiful setting in the popular village of Kings Bromley, this stunning family home offers an outstanding accommodation layout of particularly generous proportions. The property has four good reception rooms along with five double bedrooms, three of which are en suite and two of which have walk-in wardrobes. The gardens swing around the property offering not only a good size but also a good degree of privacy. This stylish family home, built in 2007 to an exacting specification by the well regarded developer First Post Homes, has been beautifully looked after and much improved by the present owner. The village of Kings Bromley is home to the popular Richard Cross primary school which feeds to the John Taylor school in Barton under Needwood and also has a great convenience store, pub and church. Just some five miles from the cathedral city of Lichfield and with easy commuter access to the A38 and A50 this is an ideal family purchase. To fully appreciate the accommodation on offer an early viewing is recommended.



### ENCLOSED PORCH

approached via double UPVC double glazed entrance doors with side screens and having tiled flooring and inner obscure UPVC double glazed door and side screens to:

### IMPRESSIVE RECEPTION HALL

4.22m x 4.05m (13' 10" x 13' 3") a beautiful entrance to the property with Karndean flooring, natural wood staircase leading off, cloaks cupboard with double mirrored sliding doors, radiator and coved cornice.

### FITTED GUESTS CLOAKROOM

generously proportioned with half tiling and having close coupled W.C., pedestal wash hand basin with mixer tap, radiator, coved cornice, extractor fan and UPVC obscure double glazed window.

### FAMILY LOUNGE

6.85m x 4.66m (22' 6" x 15' 3") approached via glazed double doors from the entrance hall this impressive room has a central white marble fireplace flanked by obscure double glazed windows and having inset living flame pebble effect gas fire, UPVC double glazed window to front, double glazed double French doors opening to the rear garden, coved cornice, double radiator, wall light points and glazed double doors to:

### DINING ROOM

4.20m x 4.15m (13' 9" x 13' 7") having UPVC double glazed window to rear, coved cornice, double radiator and two wall light points.

### STUDY

3.08m x 2.29m (10' 1" x 7' 6") having UPVC double glazed window to rear, radiator and coved cornice.

### DELIGHTFUL SITTING ROOM

5.33m x 3.24m (17' 6" x 10' 8") having an attractive feature fireplace with inset electric living flame effect fire with mahogany mantel and display shelving, double radiator, coved cornice, double glazed double French doors out to the rear garden, two wall light points and glazed doors opening from the family breakfast room.

### FAMILY BREAKFAST ROOM

7.80m x 2.54m max (25' 7" x 8' 4" max) a superb and versatile family space with tiled flooring, double radiator, coved cornice, built-in store cupboard and wide archway to:



### KITCHEN

4.60m x 3.34m (15' 1" x 10' 11") having extensive black quartz work tops with stylish base cupboards and drawers, matching wall mounted storage cupboards including glazed display cabinets and bottle racking, space for American style fridge/freezer, space for range cooker with extractor canopy, integrated Neff microwave, integrated dishwasher with matching fascia, pull-out larder unit, central black quartz topped island unit with breakfast bar overhang and additional cupboard and storage space, under-mounted one and a half bowl stainless steel sink unit with swan neck mixer tap, UPVC double glazed window to rear with TruFit blinds, co-ordinated ceramic tiled splashbacks, double radiator, low energy downlighters and under-cupboard and pelmet lighting.

### UTILITY ROOM

having further black quartz work top, inset single drainer sink unit with cupboard space beneath, space and plumbing for washing machine and tumble dryer, wall mounted storage cupboards, tiled flooring, tiled splashback and radiator.

### CONSERVATORY

3.80m x 2.90m (12' 6" x 9' 6") approached via double glazed double French doors from the family breakfast room this UPVC double glazed conservatory has double aluminium bi-fold doors with additional double glazed double doors to outside, inset lighting, power points and tiled flooring.

### FIRST FLOOR GALLERIED LANDING

having UPVC double glazed window, radiator, double doored built-in airing cupboard with pressurised hot water cylinder, fantastic six double doored built-in store cupboards taking full advantage of the eaves space, coved cornice and doors off to:



#### MASTER BEDROOM

5.57m x 4.00m (18' 3" x 13' 1") having UPVC double glazed dormer window to front, double radiator, coving and fabulous WALK-IN WARDROBE with additional radiator, hanging and shelving space. Door to:

#### LUXURY EN SUITE BATHROOM

4.20m x 2.60m (13' 9" x 8' 6") having corner bath with mixer tap, separate double shower cubicle with tiled surround and thermostatic shower fitment, vanity unit with twin wash hand basins with mixer taps and vanity shelving and cupboard space, close coupled W.C., double radiator, co-ordinated ceramic wall tiling, electric shaver point, extractor fan, downlighters and coving.

#### BEDROOM TWO

5.36m x 4.02m (17' 7" x 13' 2") having UPVC double glazed window to rear, radiator, coved cornice and fabulous walk-in wardrobe providing shelving and hanging space. Door to:

#### EN SUITE SHOWER ROOM

having tiled shower cubicle with thermostatic shower fitment, vanity unit with inset wash hand basin and mixer tap, close coupled W.C., radiator, coving, downlighters and extractor fan.

#### BEDROOM THREE

3.90m x 2.90m (12' 10" x 9' 6") having UPVC double glazed dormer window to front, radiator, coved cornice and door to:

#### SECOND EN SUITE SHOWER ROOM

having tiled shower cubicle with thermostatic shower fitment, pedestal wash hand basin, close coupled W.C., co-ordinated wall tiling, double radiator, coved cornice, downlighters and extractor fan.



#### BEDROOM FOUR

4.15m x 3.66m (13' 7" x 12' 0") having double wardrobe with mirrored sliding doors providing excellent storage and hanging space, UPVC double glazed dormer window to rear, radiator and coved cornice.

#### BEDROOM FIVE

3.13m x 2.80m (10' 3" x 9' 2") having UPVC double glazed dormer window to rear, radiator and coving.

#### FAMILY BATHROOM

having suite comprising panelled bath, separate tiled shower cubicle with thermostatic shower fitment, pedestal wash hand basin and close coupled W.C., double radiator, co-ordinated ceramic wall tiling, obscure UPVC double glazed window with TruFit blinds, downlighters, coving, extractor fan and electric shaver point.

#### OUTSIDE

The property is set off the road and approached via a block paved driveway with parking for several cars and side wrought-iron gated access to the rear garden. The property has a rear garden on two sides with walled, fenced and hedged perimeters and is set generously to lawn with flagstone and block paved patio seating areas, external lighting, mature shrubbery and useful garden shed.

#### DOUBLE GARAGE

7.06m x 5.78m (23' 2" x 19' 0") a superb sized garage having twin electric up and over entrance doors, obscure UPVC double glazed window, personal access door to rear garden, wall mounted Vaillant gas central heating boiler and fluorescent light and power points.

#### COUNCIL TAX

Band G.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	79	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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.

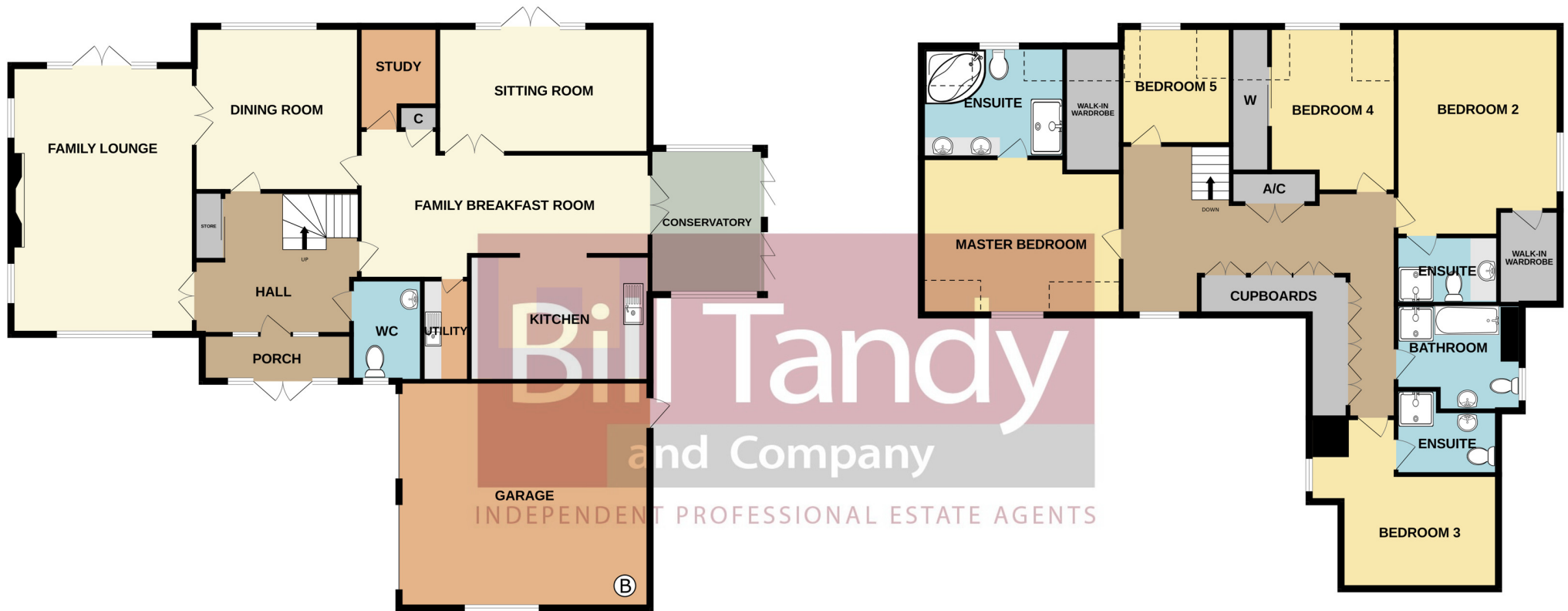
#### VIEWING

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

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



16 VICARAGE LANE, KINGS BROMLEY DE13 7HY

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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3 Bore Street, WS13 6LJ  
lichfield@billtandy.co.uk  
Tel: 01543 419400

[www.billtandy.co.uk](http://www.billtandy.co.uk)



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