

**1 Bloomsbury Court**  
**\$248,500**  
**Kingsmill Subdivision**  
**Almost “Brand New” with**  
**Sod, Irrigation System, and Fenced Back Yard**

- ◆ This 3Bdrm/2.5Ba split plan, built by Marshall Green, was newly constructed in mid-2006. The 2175 (+/-) square feet of living space features extensive upgrades including Brazilian cherry floors, granite tile counters in the kitchen and stainless steel appliances
- ◆ Situated on a corner lot in Kingsmill, approach the front porch with room for two rockers. Hardi-plank siding coordinates nicely with the brick work. An 8’ stained door with sidelights welcomes you to the home
- ◆ The open Foyer features newly painted gray/khaki walls with double crown molding and rich Brazilian cherry floors. Three columns accent the Formal Dining with double window and Brazilian cherry floors. An attractive Old World style chandelier hangs in the center of the formal dining and a coordinating chandelier hangs over the foyer.
- ◆ Bright and open Great Room with 10’ ceiling and recessed lighting, Brazilian cherry floors, gas log fireplace with brick surround and custom mantle, plus a built-in above perfect for a television. Double French doors exit to the covered back porch and extended patio.
- ◆ Luxurious Kitchen/Breakfast is open with continued Brazilian cherry floors, neutral walls, crown molding, stained maple cabinets with rich granite tile, and stainless steel appliances (range, microwave, and dishwasher). A raised eating bar provides adequate space for three or four barstools. Adjoining breakfast area is spacious enough for a table for six. Three side-by-side windows provide natural light. A French door exits to the back porch
- ◆ The service entrance from the kitchen is floored in Brazilian cherry and connects to the dining area, pantry, half bath, and beyond to the laundry and two car garage. The Laundry Room also has a utility sink and overhead storage
- ◆ Master Suite, off the entry way via an 8’ door encompasses one entire side of the home with double windows, neutral carpeting, tray ceiling with recessed lighting, and a ceiling fan/light

- ◆ Adjoining Master Bath has 12” ceramic tile, whirlpool tub, his and her sinks with raised lavatory, separate shower with seat, and separate water closet. Full walk-in closet with wood built-ins is more than adequate for a sizeable wardrobe collection
- ◆ Off the kitchen is a corridor to bedrooms #2 and #3, as well as bath #2, and a linen closet
- ◆ Rear bedroom (bedroom #3) has neutral carpet, designer wall colors, crown molding, ceiling fan/light, and window. A double wardrobe closet has built-ins
- ◆ Front bedroom (bedroom #2) is laid out slightly different with similar attributes to the rear bedroom
- ◆ Bath #2 located between bedrooms #2 and #3 has 12” ceramic tile, a tub/shower combination, and windows for natural light

## **GENERAL FEATURES**

- Full sodded yard with in ground sprinkler system
- Oak Grove School District
- Two car garage with openers
- Covered front and back porch and extended patio
- Pearl River Valley Electric and West Lamar Water Association
- Newly installed blinds
- Fenced in back yard

# **Welcome Home!**

*Thank you for previewing this special home. While this information is considered reliable, it is not guaranteed. It is gathered from the best available sources -- the owners, document files, and city records.*

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