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# Bracken Way, Rugeley

£245,000



## Features

- IDEAL FOR FIRST TIME BUYERS
- SOUGHT AFTER LOCATION CLOSE TO LOCAL AMENITIES
- WELL PRESENTED EXTENDED PROPERTY
- QUIET CUL DE SAC

## Contact Us

### Chase Owl Estates

10 Anson Street  
Rugeley  
Staffordshire  
WS15 2BB  
T: 01889 358172

## Full Description

### Entrance Hallway

Approached from composite front entrance door with side screen and having ceiling light point, radiator, laminate flooring, useful storage cupboard and stairs to First Floor Landing.

### Lounge 4.01m x 3.33m (13'2" x 10'11")

Having ceiling light point, coving, radiator and upvc double glazed window to front aspect. Double doors leading into Breakfast Kitchen.

### Breakfast Kitchen 5.31m x 3.07m (17'5" x 10'1")

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating enamel Belfast sink with mixer tap and tiled splash. Built in electric oven, induction hob with extractor over, integrated microwave, fridge/freezer, washing machine and space for dishwasher. Inset ceiling lights, coving, radiator, laminate flooring and storage cupboard housing combination boiler. A breakfast seating area with further units and over head lighting, upvc double glazed window to rear aspect and upvc door to side elevation. Open plan to Dining Room.

### Dining Room 3.45m x 2.62m (11'4" x 8'7")

Having ceiling light point, radiator, laminate flooring and upvc double glazed window to side aspect. French upvc double glazed doors to Rear Garden.

### First Floor Landing

Approached from stairs in Hallway and having ceiling light point, coving, loft access and upvc double glazed windows to side aspect.

### Bedroom One 3.45m x 3.38m (11'4" x 11'1")

Having ceiling light point, radiator, coving, built in shelving and upvc double glazed window to rear aspect.

### Bedroom Two 3.56m x 3.38m (11'8" x 11'1")

Having ceiling light point, radiator, coving and upvc double glazed window to front aspect.

### Bedroom Three 2.64m x 2.26m (8'8" x 7'5")

Having ceiling light point, radiator, coving, built in cupboard and upvc double glazed window to side aspect.

### Bathroom

Comprising panelled bath with waterfall side tap and shower over with screen, vanity hand wash basin and w.c. Inset ceiling lights, extractor fan, heated towel rail, tiling to walls and upvc double glazed window to rear aspect.

### Outside

The property having a lawned fore garden with driveway to front entrance door and gates allowing access to the Enclosed Rear Garden, further off road parking and Garage. The enclosed rear garden having a decked seating area, lawn with patio, shed and further decked area. Outside tap. Garage having up and over door with light and power.

### Agents Notes

We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements quoted in these sales particulars are approximate.

Fixtures and Fittings:

All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However we would always advise that this is confirmed by the purchaser at the point of offer.

Money Laundering;

Any purchasers will be asked to produce identification documents and proof of funding before instruction of Solicitors.


# Property Photos







## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	76
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Property Location

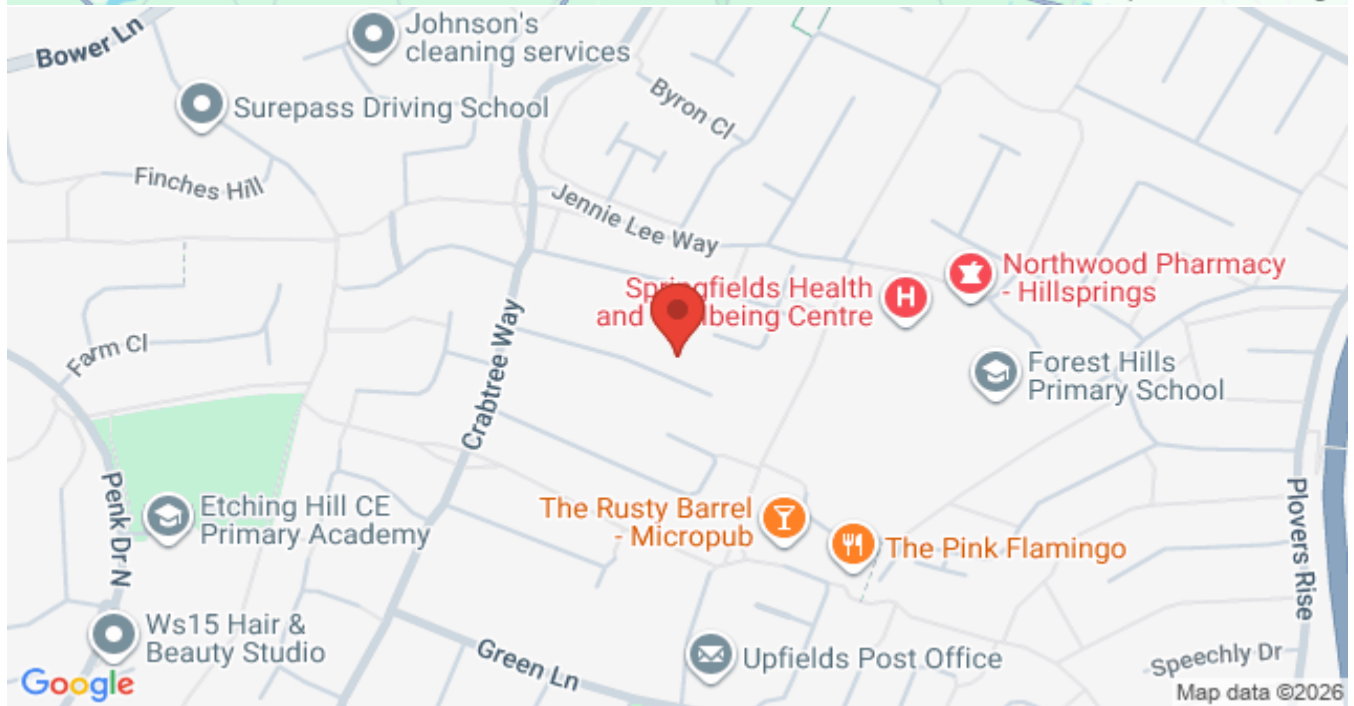
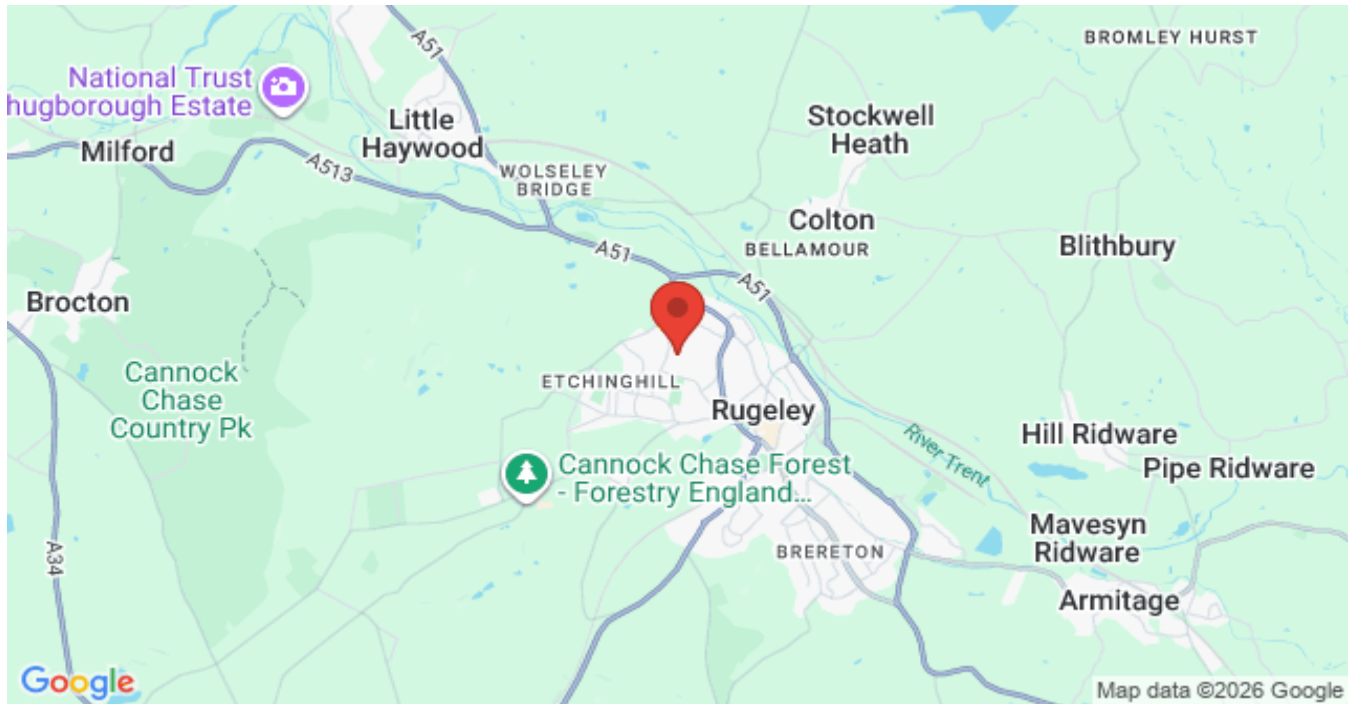


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