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# **Buckmaster Way, Rugeley**

**£330,000**

## **Contact Us**

### **Chase Owl Estates**

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Rugeley

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## Full Description

### Entrance Hallway

Approached from composite front entrance door and having two ceiling light points, radiator, wooden flooring, storage cupboard, further storage cupboard housing hot water cylinder tank and stairs leading to First Floor Landing.

### Guest Cloakroom

Comprising vanity hand wash basin and w.c. Ceiling light point, extractor fan, radiator and wooden flooring.

### Dining Room 3.15m x 2.87m (10'4" x 9'5")

Currently used as a Playroom and having ceiling light point, radiator, wooden flooring and upvc double glazed window to side and front aspects.

### Lounge 5.05m x 3.00m (16'7" x 9'10")

Having two ceiling lights, radiator and upvc double glazed window to front aspect. French upvc doors leading to the Enclosed Rear Garden.

### Family Breakfast Kitchen 4.47m x 4.47m (14'8" x 14'8")

Being an upgraded Kitchen and having a range of wall and base mounted units with work surfaces over, incorporating inset stainless steel sink with mixer tap, drainer and tiled splash. Built in double electric oven, five ring gas hob with extractor hood over, integrated dishwasher, fridge/freezer, washing machine and wind cooler. Breakfast island provides further storage and seating, inset ceiling lights, radiator, wooden flooring and upvc double glazed windows to side and rear aspects. French upvc double glazed doors to Rear Garden.

### First Floor Landing

Approached from stairs in Hallway and having ceiling light point and loft access.

### Master Bedroom 3.96m x 2.92m (13'0" x 9'7")

Having a range of built in wardrobes with mirror sliding doors. Ceiling light point, radiator and upvc double glazed windows to side and rear aspects. Door to En Suite.

### En Suite Shower Room

Comprising double walk in shower cubicle, pedestal hand wash basin and w.c. Ceiling light point, extractor fan, radiator, laminate flooring and upvc double glazed window to side aspect.

### Bedroom Two 3.81m x 2.57m (12'6" x 8'5")

Having ceiling light point, radiator, built in wardrobes and upvc double glazed windows to front and side aspects.

### Bedroom Three 3.07m x 2.62m (10'1" x 8'7")

Having ceiling light point, radiator, built in wardrobes and upvc double glazed window to front aspect.

### Bedroom Four 2.18m x 2.03m (7'2" x 6'8")

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

### Family Bathroom

Comprising paneled bath with shower over and screen, pedestal hand wash basin and w.c. Ceiling light point, Karndean flooring, extractor fan and part tiling to walls.

### Outside

The property is situated on a good sized corner plot with plentiful parking to rear, in turn leading to Garage with up and over door, having light and power. A pedestrian gate allowing access to the enclosed rear garden with paved patio to lawn with borders, wood chip play area and pathway to Kitchen door.

### 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

## Property Location

