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# Canterbury Drive, Rugeley

**£289,950**

## Features

- NO UPWARD CHAIN
- SOUGHT AFTER DEVELOPMENT
- SOUTH FACING REAR GARDEN
- TWO RECEPTION ROOMS
- MASTER BEDROOM WITH EN SUITE

## Contact Us

### **Chase Owl Estates**

10 Anson Street  
Rugeley  
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## Full Description

### Entrance Hallway

Approached from composite front entrance door and having two ceiling light points, radiator, wooden flooring and door to allow Garage access. Stairs leading to First Floor Landing.

### Guest Cloakroom

Comprising w.c and pedestal hand wash basin. Ceiling light point, radiator, wooden flooring and upvc double glazed window to side aspect.

### Lounge 4.34m x 3.05m (14'3" x 10'14")

Having marble feature fire place with inset electric fire on hearth. Three wall lights, radiator and sliding upvc double glazed door to Rear Garden.

### Dining Room 3.33m x 2.59m (10'11" x 8'6")

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

### Breakfast Kicthen 2.92m x 2.92m (9'7" x 9'7")

Being fitted with 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 electric oven with gas hob and extractor hood over, integrated dishwasher and fridge. Inset ceiling lights, radiator, wooden flooring and upvc double glazed window to rear aspect. Door to side elevation.

### First Floor Landing

Approached from stairs in Hallway and having ceiling light point, loft, airing cupboard with shelving and radiator and upvc double glazed window to side aspect.

### Master Bedroom 3.45m x 3.15m (11'4" x 10'4")

Being fitted with a range of built in wardrobes. Ceiling light point, radiator and upvc double glazed window to front aspect. Door to En Suite.

### En Suite Shower Room

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

### Bedroom Two 3.23m x 2.97m (10'7" x 9'9")

Being fitted with a range of built in wardrobes. Ceiling light point, radiator and upvc double glazed window to rear aspect.

### Bedroom Three 2.95m x 2.36m (9'8" x 7'9")

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

### Bathroom

Comprising paneled bath, w.c and pedestal hand wash basin. Ceiling light point, radiator, extractor fan, part tiling to walls and upvc double glazed window to front aspect.

### Outside

The front of the property having a lawned fore garden with borders. A tarmacadam driveway provides parking for two vehicles and in turn leads to the Garage with up and over door, with light, power and housing the combination boiler. A side gate allows access to the enclosed SOUTH FACING rear garden with patio, lawn with borders and outside tap.

### 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

