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# Chichester Close, Rugeley

**£389,995**

## 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 glass side screens. Having two ceiling light points, coving, laminate flooring, useful under stairs storage cupboard and radiator. Double doors leading into Lounge and stairs leading to First Floor Landing.

### Guest Cloakroom

Comprising w.c and pedestal hand wash basin with tiled splash. Ceiling light point, extractor fan and radiator.

### Lounge 5.54m x 3.84m (18'2" x 12'7")

Having wooden feature fire surround with inset living flame fire on hearth. Two ceiling light points, coving, radiators and upvc double glazed bay window to front aspect. Double doors to Dining Room.

### Dining Room 2.95m x 2.82m (9'8" x 9'3")

Having ceiling light point, radiator, coving, wooden flooring and sliding patio door to Rear Garden. Door to Refitted Kitchen.

### Refitted Breakfast Kitchen 5.82m x 3.05m (19'1" x 10'0")

Being fitted with a comprehensive range of wall and base mounted units with Quartz work surfaces over, incorporating inset sink with mixer tap and tiled splash. Built in double microwave/oven/grill, five ring gas hob with extractor hood over and integrated dishwasher. Inset ceiling lights, tiled flooring, radiator and upvc double glazed window to rear aspect. Door to side elevation and further door to Utility.

### Utility Room 1.24m x 1.50m (4'1" x 4'11")

Having base unit with work surface over, incorporating inset stainless steel bowl sink with mixer tap and providing space with plumbing for washing machine. Ceiling light point, extractor fan, tiled flooring and upvc double glazed window to side aspect. Access door to Garage.

### First Floor Landing

Approached from stairs in Hallway and having ceiling light point, loft access and airing cupboard housing the hot water tank.

### Master Bedroom 4.88m x 3.38m (16'0" x 11'1")

Having two ceiling light points, radiator and upvc double glazed bay window to front aspect. Door to En Suite. Dressing Area with a range of built in wardrobes having light point and radiator.

### 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, part tiling to walls and upvc double glazed window to front aspect.

### Bedroom Two 3.33m x 3.33m (10'11" x 10'11")

Having a range of built in wardrobes. Ceiling light point, radiator and upvc double glazed window to rear aspect. Door to En Suite.

### En Suite Shower Room

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

### Bedroom Three 3.78m x 2.72m (12'5" x 8'11")

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

### Bedroom Four 3.71m x 2.57m (12'2" x 8'5")

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

### Bathroom

Comprising paneled corner bath with mixer tap, w.c and vanity hand wash basin. Ceiling light point, radiator,

laminated flooring, extractor fan, part tiling to walls and upvc double glazed window to rear aspect.

### **Outside**

The front of the property having a driveway providing parking for plenty of vehicles and in turn leads to Garage with up and over door, having light, power and housing boiler. Also having access door to Rear Garden. The enclosed rear garden is accessed via gate and having paved patio, lawn with planted borders, Summer House 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

