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# Durham Drive, Rugeley

**£275,000**

## Features

- QUIET CUL DE SAC LOCATION
- WALKING DISTANCE TO CANNOCK CHASE
- WELL PRESENTED THROUGHOUT
- SPACIOUS FAMILY HOME

## Contact Us

### **Chase Owl Estates**

10 Anson Street  
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## Full Description

### Entrance Hallway

Approached from a composite front entrance door and having ceiling light point, radiator, tiled flooring, decorative dado rail and stairs leading to First Floor Landing.

### Guest Cloakroom

Comprising vanity sink unit and closet w.c. Ceiling light point, tiled flooring and upvc double glazed window to front aspect.

### Lounge 5.26m x 3.12m (17'3" x 10'3")

Having inset ceiling lights, radiator, wooden flooring and walk in bay with upvc double glazed window to front aspect. Door to Dining Room.

### Dining Room 3.12m x 2.69m (10'3" x 8'10")

Having inset ceiling lights, radiator, tiled flooring and sliding patio to Rear garden. Archway to Fitted Kitchen.

### Fitted Kitchen 3.00m x 2.41m (9'10" x 7'11")

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset enamel sink with mixer tap, drainer and tiled splash. Built in electric oven, induction hob and extractor over and integrated fridge. Inset ceiling lights, tiled flooring, radiator, useful larder cupboard and upvc double glazed window to rear aspect. Upvc door leading to Hobby Room/ Utility and access to Garage.

### Utility Room/ Hobby Room

Hobby Room; With power, light, tiled flooring and door to Garage.

Utility Room; Having work surface with spaces for washing machine, tumble dryer, wall mounted combination boiler, tiled flooring and upvc door to Rear Garden.

### First Floor Landing

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

### Bedroom One 4.09m x 3.35m (13'5" x 11'0")

Having a range of built in furniture. Ceiling light point, radiator, laminate flooring and upvc double glazed window to front aspect.

### Bedroom Two 3.05m x 3.00m (10'0" x 9'10")

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

### Bedroom Three 2.95m x 2.44m (9'8" x 8'0")

Ceiling light point, radiator, laminate flooring, over stairs cupboard and upvc double glazed window to front aspect.

### Bathroom

Comprising panelled bath with shower over with screen, pedestal hand wash basin and w.c. Inset ceiling lights, heated towel rail, tiling to walls and flooring and upvc double glazed window to rear aspect.

### Outside

The front of the property having a lawned fore garden with borders and block paved driveway leading to Garage with electric roller shutter door. The enclosed rear garden accessed via the Utility Room and having a paved patio, steps to lawns with borders, raised flower beds 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

