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# Garden Drive, Brereton, Rugeley

**£290,000**

## Features

- WALKING DISTANCE TO TOWN
- THREE DOUBLE BEDROOMS
- GOOD SIZED GARDEN TO REAR
- SCOPE TO EXTEND, SUBJECT TO PLANNING

## Contact Us

### **Chase Owl Estates**

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## Full Description

### Entrance Porch

Approached from upvc double doors and having light point, tiled flooring and further door leading to Reception Hallway.

### Reception Hallway

Having ceiling light point, laminate flooring, coving and radiator. Doors leading to Bedrooms, Shower Room and Dining Room.

### Lounge 3.68m x 3.84m (12'1" x 12'7")

Having log burner on slate grate. Ceiling light point, radiator, two wall lights and upvc double glazed bay window to front aspect.

### Bedroom One 3.68m x 3.35m (12'1" x 11'0")

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

### Bedroom Two 3.84m x 2.97m (12'7" x 9'9")

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

### Shower Room

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

### Dining Room 3.15m x 3.07m (10'4" x 10'1")

Having wall mounted gas fire with raised hearth. Ceiling light point, radiator and upvc double glazed window to side aspect. Stairs leading to Dormer Bedroom Three and door to Fitted Kitchen.

### Dormer Bedroom Three 3.99m x 3.45m (13'1" x 11'4")

Being approached from stairs in Dining Room and having a small landing with light point, access to eaves and upvc double glazed window to rear aspect. Door leading into the Bedroom having ceiling light point, radiator, walk in storage/ wardrobe and upvc double glazed window to rear aspect.

### Fitted Kitchen 3.20m x 2.67m (10'6" x 8'9")

Being fitted with a range of cream gloss 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 and integrated washing machine. Ceiling light point, tiled flooring, coving and upvc double glazed window to side aspect. A good sized walk in pantry having spaces for appliances, wall mounted combination boiler, tiled flooring and window to side aspect. Further door to Conservatory.

### Conservatory 3.35m x 3.23m (11'0" x 10'7")

Being constructed of brick base with upvc double glazed frame and having wall light, laminate flooring and French doors to the Rear Garden.

### Outside

The front of the property is mainly laid to paving providing parking for several vehicles and this extending to the sectional DETACHED GARAGE with wooden doors having light and power. A pathway leading into the good sized enclosed Rear Garden having a paved seating area, lawn with planted borders, two sheds, outside tap and further seating area.

### 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

