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# Gorseburn Way, Rugeley

**£220,000**

## Features

- QUIET CUL DE SAC LOCATION
- IDEAL FOR FIRST TIME BUYERS
- WELL PRESENTED THROUGHOUT
- CLOSE TO LOCAL AMENITIES
- SOUTH FACING REAR GARDEN

## Contact Us

### **Chase Owl Estates**

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Rugeley  
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## Full Description

### Entrance Porch

Approached from upvc front entrance door and having light point and wooden flooring. Further upvc door leading to Hallway.

### Open plan Hallway

Having ceiling light point, wooden flooring, useful storage cupboard and stairs leading to First Floor Landing. Open to Lounge.

### Lounge/ Dining Room 5.46m x 7.29m (17'11" x 23'11")

Having two ceiling light points, radiators, wooden flooring, coving and upvc double glazed window to front aspect. Double doors to Conservatory .

### Conservatory 2.97m x 2.72m (9'9" x 8'11")

Being constructed of upvc double glazed frame and having ceiling light/fan, tiled flooring, radiator and French doors to Enclosed Rear Garden.

### Fitted Kitchen 3.56m x 2.64m (11'8" x 8'8")

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset stainless steel sink with mixer tap and drainer. Gas range with extractor hood over, integrated fridge and freezer and useful larder cupboard. Ceiling light point, radiator, tiled flooring and upvc double glazed window to rear aspect. Steps to Utility Room.

### Utility Room 2.97m x 1.37m (9'9" x 4'6")

Having work surface with appliance spaces below. Inset ceiling lights, radiator, tiled flooring, upvc double glazed window to rear aspect and upvc door to Rear Garden. Access door to Garage.

### First Floor Landing

Approached from stairs in Hallway and having inset ceiling lights, loft access, storage cupboard and airing cupboard housing boiler.

### Bedroom One 3.61m x 3.43m (11'10" x 11'3")

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

### Bedroom Two 3.12m x 3.63m (10'3" x 11'11")

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

### Bedroom Three 2.54m x 2.11m (8'4" x 6'11")

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

### Bathroom

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

### Outside

The front of the property having a block paved driveway for off road parking leading to Garage with up and over door. The enclosed rear garden having paved patio with steps to lawn, further terraced area and outside tap.

### Agents Notes

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

