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Hampton Court, Rugeley

£310,000



Features

- QUIET CUL DE SAC LOCATION
- PRIVATE ENCLOSED GARDEN TO REAR
- WALKING DISTANCE TO LOCAL AMENITIES
- REFITTED EN SUITE AND BATHROOM

Contact Us

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- IDEAL FOR FIRST TIME BUYERS OR A GROWING FAMILY

Full Description

Entrance Hallway

Approached from composite front entrance door and having ceiling light point, radiator, laminate flooring and stairs leading to First Floor Landing.

Guest Cloakroom

Comprising w.c and vanity hand wash basin. Ceiling light point, radiator, tiled flooring and upvc double glazed window to front aspect.

Lounge 4.55m x 5.05m (14'11" x 16'7")

Having feature fire surround with inset gas fire on hearth. Ceiling light point, coving, radiators, laminate flooring, useful storage cupboard and upvc double glazed window to front aspect. arch to Dining Room.

Dining Room 2.77m x 2.57m (9'1" x 8'5")

Having ceiling light point, coving, radiator , laminate flooring and sliding patio door to Rear Garden.

Fitted Kitchen to Utility Area 5.51m x 3.25m (18'1" x 10'8")

KITCHEN; 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. Ceiling light point, radiator and upvc double glazed window to rear aspect. Open plan to; UTILITY AREA; Again fitted with a base unit with work surface over, incorporating inset stainless steel sink with drainer and tiled splash. Having space with plumbing for washing machine and two further appliance spaces. Ceiling light point, radiator, wall mounted combination boiler and upvc double glazed window to rear aspect. Door to Rear Garden.

Family Room/ Bedroom Four 5.26m x 2.36m (17'3" x 7'9")

Previously the Garage and having inset ceiling lights, radiator, laminate flooring, loft storage space, coving and upvc double glazed window to front aspect.

First Floor Landing

Approached from stairs in Hallway and having ceiling light point, airing cupboard, loft access with ladder and being part boarded and upvc double glazed window to side aspect.

Master Bedroom 3.94m x 3.61m (12'11" x 11'10")

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

Refitted En Suite

Comprising walk in shower cubicle and vanity hand wash basin with closet w.c. Inset ceiling lights, heated towel rail, extractor fan, laminate flooring and upvc double glazed window to side aspect.

Bedroom Two 3.63m x 3.56m (11'11" x 11'8")

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

Bedroom Three 2.69m x 2.16m (8'10" x 7'1")

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

Refitted Bathroom

Comprising panelled bath with waterfall tap, shower over and screen, vanity hand wash basin with closet w.c. Inset ceiling lights, extractor fan, heated towel rail, laminate flooring and upvc double glazed window to rear aspect.

Outside

The property having a lawned fore garden and block paved driveway providing parking for several vehicles. A gate leading into the enclosed rear garden with paved patio to lawn, raised flower beds, shed, outside tap and

lighting.

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










Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Property Location

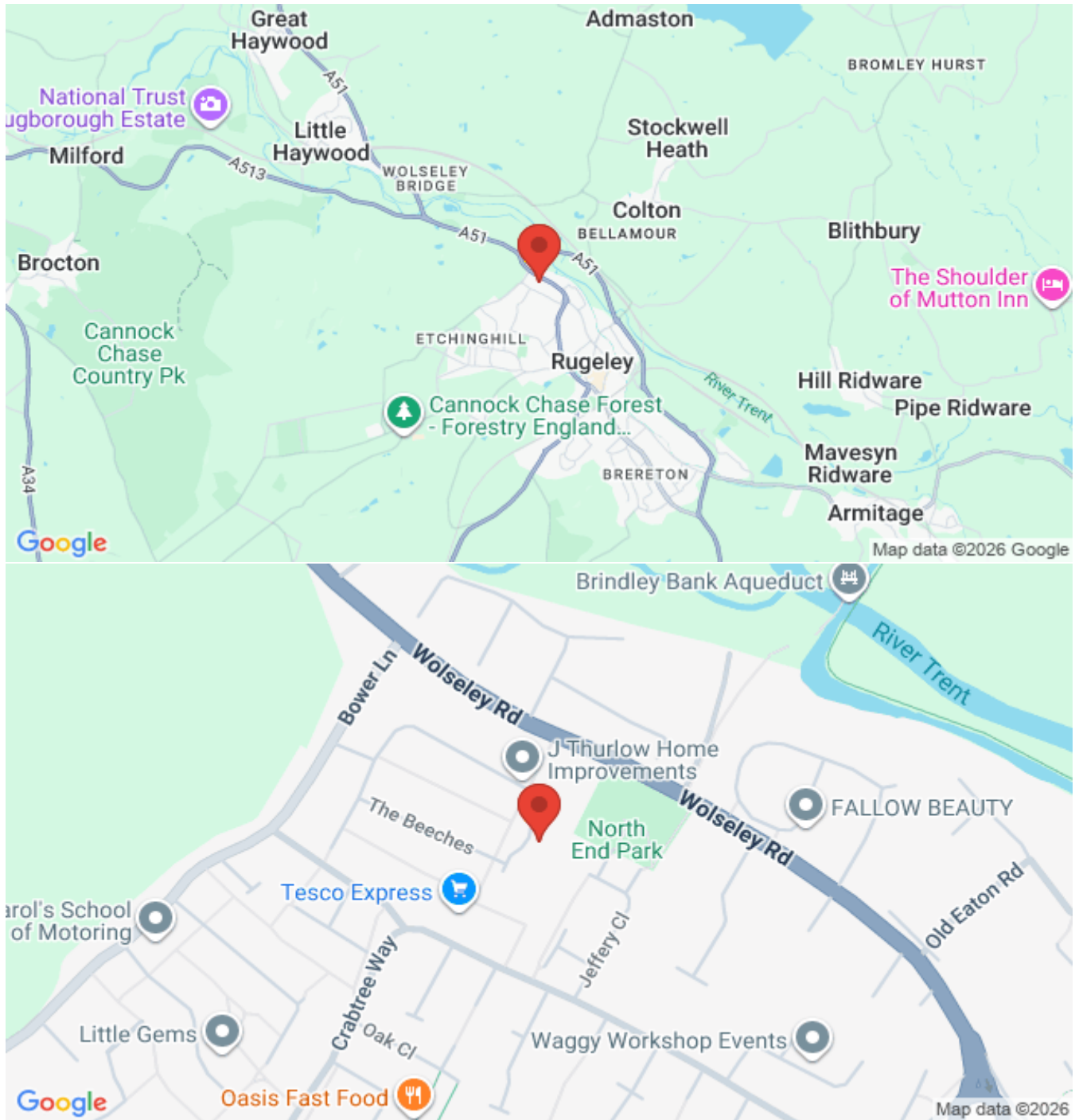


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