



Hathorn Grove, Rugeley

£489,995

Contact Us

Chase Owl Estates

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Full Description

Entrance Hallway

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

Guest Cloakroom

Comprising closet w.c and pedestal hand wash basin with tile splash. Ceiling light point, radiator, wooden flooring and upvc double glazed window to front aspect.

Lounge to Open plan Dining Area 6.27m x 6.27m (20'7" x 20'7")

LOUNGE; Having a media wall with feature log electric fire and recess for tv and appliances. Two ceiling light points, wooden flooring, two radiators, upvc double glazed window to front aspect and upvc French doors leading to the enclosed Rear Garden.

DINING AREA; Having inset ceiling lights, radiator, wooden flooring, useful storage cupboard and further upvc double glazed French doors to Rear Garden. Access door to Garage.

Open plan Breakfast Kitchen 5.92m x 2.64m (19'5" x 8'8")

Being fitted with a a range of gloss grey wall and base mounted units with granite work surfaces over, incorporating inset stainless steel sink with mixer tap and drainer. Built in electric oven, gas hob and extractor hood over, integrated microwave, dishwasher and fridge/freezer. Inset ceiling lights, wooden flooring and upvc double glazed window to rear aspect.

First Floor Landing

Approached from stairs in Hallway and having two ceiling light points, radiator, loft access and airing cupboard housing hot water cylinder and useful shelving.

Master Bedroom 4.80m x 2.87m (15'9" x 9'5")

Having ceiling light point, radiator, a range of built in wardrobes with sliding doors and upvc double glazed window to front aspect. Door to En Suite Shower Room.

En Suite Shower Room

Comprising double walk in shower cubicle, closet w.c and pedestal hand wash basin. Ceiling light points, heated towel rail, part tiling to walls, extractor fan and upvc double glazed window to front aspect.

Bedroom Two 3.20m x 3.07m (10'6" x 10'1")

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

Bedroom Three 3.20m x 3.02m (10'6" x 9'11")

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

Bedroom Four 3.81m x 3.73m (12'6" x 12'3")

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

Spacious Family Bathroom

Comprising paneled bath with mixer tap, double walk in shower cubicle, closet w.c and wall mounted hand wash basin. Inset ceiling lights, heated towel rail, extractor fan, part tiling to walls and upvc double glazed window to front aspect.

Garage

Accessed from the Dining Area in the house and having light, power, wall mounted boiler and work surface, incorporating inset stainless steel sink with mixer tap and drainer. Space with plumbing for washing machine and further appliance spaces. An electric up and over door giving access to the Driveway at front.

Outside

The property is situated in a gated secure complex with electric gates to the fore. The property having

driveway for several vehicles leading to Garage and a lawned fore garden with planted borders. A side gate leads into the enclosed rear garden having a paved seating area with outdoor lighting, lawn with raised planters, outside tap and open aspect to rear.

Agents Note

The development has a residents association and a service charge of approximately £400.00 a year is payable for upkeep of communal gardens, outdoor lighting, maintenance of gates and insurance.

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

