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Lanrick Gardens, Rugeley

£385,000



Features

- QUIET CUL DE SAC LOCATION, WALKING DISTANCE TO TOWN
- NO UPWARD CHAIN
- GOOD SIZED ACCOMMODATION
- PRIVATE GARDEN TO REAR
- PARKING TO GARAGE

Contact Us

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Full Description

Entrance Porch
Approached via upvc double glazed French doors and having tiled flooring with further door to Hallway.

Reception Hallway
Having hardwood door with side screen, two ceiling light points, radiator, coving, airing cupboard housing combination boiler, loft access and further storage cupboard. Doors to Inner Hallway, Dining Room and Kitchen.

Guest Cloakroom
Comprising w.c and vanity hand wash basin. Ceiling light point, coving and upvc double glazed window to front aspect.

Dining Room 3.10m x 2.72m (10'2" x 8'11")
Approached from double doors in Hallway and having ceiling light point, coving, radiator and being open plan to Lounge. Door to Kitchen.

Lounge 4.83m x 4.09m (15'10" x 13'5")
Having brick feature fireplace with inset electric fire on tiled hearth. Ceiling light point, coving, radiator and upvc double glazed window overlooking Rear Garden. French doors to Conservatory.

Conservatory 4.42m x 2.21m (14'6" x 7'3")
Being constructed of brick base with upvc double glazed frame and having electric wall heater and sliding patio doors to Rear Garden.

Inner Lobby
Having ceiling light point with access door to Garage. Door to Utility Room and open plan to Kitchen.

Utility Room 2.95m x 1.65m (9'8" x 5'5")
Having wall and base mounted units with work surface over, incorporating inset stainless steel sink with drainer and tiled splash. Appliance spaces, ceiling light point, radiator, tiled flooring and upvc double glazed window to front aspect.

Fitted Kitchen 3.30m x 2.69m (10'10" x 8'10")
Again being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset sink with telescopic tap, drainer and tiled splash back. Electric cooker with extractor over. Ceiling light point, radiator and upvc double glazed window to rear. Upvc door to Sun Room.

Sun Room
Constructed of upvc double glazed frame and having inset ceiling lights, laminate flooring and sliding patio door to the Rear Garden.

Bedroom One 3.94m x 2.72m (12'11" x 8'11")
Having ceiling light point, radiator, coving and upvc double glazed window overlooking Conservatory.

Bedroom Two 3.91m x 2.95m (12'10" x 9'8")
Having ceiling light point, coving, radiator and upvc double glazed window to front aspect.

Bedroom Three 2.95m x 1.85m (9'8" x 6'1")
Having built in wardrobes, ceiling light point, coving, radiator and upvc double glazed window to front aspect.

Shower Room
Comprising walk in shower cubicle, hand wash basin and w.c. Ceiling light point, coving, extractor fan, part tiling to walls, radiator and upvc double glazed window to rear aspect.

Outside
The front of the property having a gravelled fore garden planted with shrubs. A block paved driveway providing parking for several vehicles leading to Garage with roller shutter door and having power, light and water. A side gate leads to the enclosed rear garden being mainly laid to artificial lawn with borders, two patio areas 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

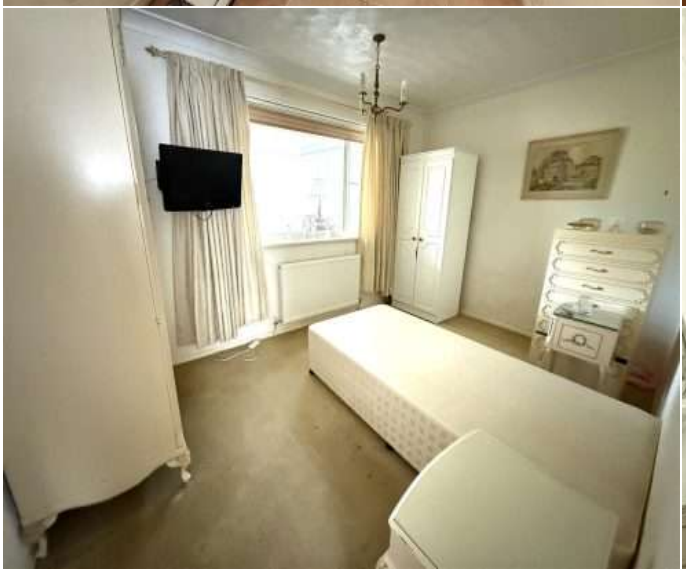
















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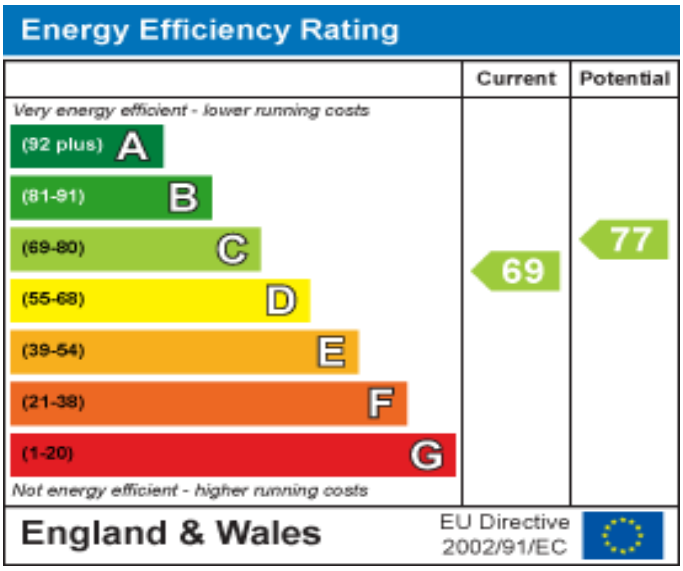









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Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
69
77
England & Wales
EU Directive 2002/91/EC

Property Location





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