



## Lockside View, Rugeley

£230,000



### Features

- WELL PRESENTED FAMILY HOME
- QUIET CUL DE SAC LOCATION
- CLOSE TO LOCAL AMENITIES
- OPEN ASPECT TO FRONT OF THE PROPERTY
- GOOD SIZED CORNER PLOT

### Contact Us

#### Chase Owl Estates

Studio 5, The Studios, Leahall Enterprise Park  
Rugeley  
Staffordshire  
WS15 1LH  
T: 07989 744375

## **Full Description**

### **Entrance Hallway**

Approached from front entrance door and having ceiling light point, radiator, useful under stairs storage cupboard and upvc double glazed window to side aspect.

### **Guest Cloakroom**

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

### **Lounge (14'7" x 10'3")**

Having feature fire surround, with in built lighting, with inset gas fire on hearth. Ceiling light point, radiator and upvc double glazed window to front aspect. Sliding patio door to Rear Garden. Door to Dining Room.

### **Fitted Kitchen (9'8" x 7'0")**

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset acrylic sink with mixer tap, drainer and tiled splash back. Built in electric oven with gas hob and extractor over, washing machine and fridge. Wall mounted boiler, ceiling light point, radiator and upvc double glazed windows to front and side aspects.

### **Dining Room (13'0" x 7'5")**

Having ceiling light point, radiator and upvc double glazed window to rear aspect. Doors to Kitchen and Conservatory and stairs leading to First Floor Landing.

### **Conservatory**

Being constructed of brick base with upvc double glazed frame and having ceiling light/fan, electric wall heater and tiled flooring. French doors to Rear Garden.

### **First Floor Landing**

Approached from stairs in Dining Room and having ceiling light point and loft access.

### **Master Bedroom (11'3" x 11'3")**

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

### **En Suite**

Comprising walk in shower cubicle and hand wash basin. Ceiling light point, extractor fan, radiator and upvc double glazed window to front aspect.

### **Bedroom Two (12'2" x 8'1")**

Having ceiling light point, radiator, cupboard housing hot water cylinder and upvc double glazed window to rear aspect.

### **Bedroom Three (7'2" x 6'2")**

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

### **Bathroom**

Comprising paneled bath with shower mixer tap and screen, w.c and pedestal hand wash basin. Ceiling light point, extractor fan, half tiling to walls and upvc double glazed window to front aspect.

### **Outside**

The property is situated on a corner plot with a lawned fore garden, over looking Trent and Mersey Canal with pathway to covered front entrance door. Driveway leading to Garage with up and over door, having light, power and roof storage. A side gate gives access to the enclosed rear garden with paved patio, steps to lawn with borders and outside tap. Further door to Garage.

### **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

