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# Main Road, Brereton, Rugeley

**£399,995**

## Features

- SPLIT LEVEL FAMILY HOME OFFERING FLEXIBLE LIVING ACCOMMODATION
- GOOD SIZED ENCLOSED GARDEN TO REAR
- BREAKFAST KITCHEN OPEN PLAN TO CONSERVATORY
- SELF CONTAINED BEDROOM FOUR WITH SHOWER ROOM

## Contact Us

### **Chase Owl Estates**

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Rugeley  
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## Full Description

### Entrance Hallway

Approached from upvc double glazed front entrance door with glass side screen. Having ceiling light point, radiator and stairs leading to First Floor Landing. Door to Lounge.

### Lounge 6.15m x 3.40m (20'2" x 11'2")

Having oak mantle over multi fuel burner on marble hearth. Two ceiling light point, radiators, two wall lights and upvc double glazed windows to front and rear aspects. Steps leading down into Breakfast Kitchen.

### Breakfast Kitchen 5.49m x 3.35m (18'0" x 11'0")

Being fitted with a comprehensive range of wall and base mounted units with granite work surfaces over, incorporating inset sink with telescopic tap, with drainer and tiled splash. Built in double oven, five ring gas hob with extractor over. Appliance spaces with plumbing for washing machine, dishwasher and tumble dryer. Light points, radiator and upvc double glazed window to rear aspect. Upvc door to side elevation and being open plan to Conservatory. Door to Shower Room.

### Conservatory 3.66m x 3.12m (12'0" x 10'3")

Being constructed of brick base with upvc double glazed windows and having ceiling/light fan, radiator and French doors to the Rear Garden.

### Shower Room

Comprising walk in shower , vanity hand wash basin and closet w.c. Inset ceiling lights, radiator with heated towel rail over, tiling to walls and laminate flooring.

### Bedroom Four 6.05m x 4.83m (19'10" x 15'10")

Approached from Stairs in the Kitchen and having wall lights, radiators and upvc double glazed window to rear aspect.

### First Floor Landing

Approached from stairs in hallway and having ceiling light point, airing cupboard with shelving and loft access with lights and being boarded.

### Bedroom One 4.47m x 3.00m (14'8" x 9'10")

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

### Bedroom Two 3.48m x 3.33m (11'5" x 10'11")

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

### Bedroom Three 2.08m x 2.01m (6'10" x 6'7")

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

### Bathroom

Comprising freestanding bath with shower stand, vanity hand wash basin and closet w.c. Ceiling light point, heated towel rail, tiling to walls and flooring with upvc double glazed window to rear aspect.

### Outside

The front of the property having a tarmac driveway providing parking for several vehicles and in turn leading to Garage with electric roller shutter door having light and power, a side door allowing access from the Garden. A wrought iron gate provides access to the enclosed rear garden, being a particular feature of the property. Having walled blocked paved patio from the Conservatory with lighting. A ramp leading down to the lawn with flower borders, trees and further seating area. Outside tap.

### Agents Note

The property having CCTV and Burglar Alarm System.

**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

