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St. Thomas Way, Hawksyard Estate, Rugeley

£295,000



Features

- WELL PRESENTED FOUR BEDROOM, THREE STOREY HOME
- SOUGHT AFTER LOCATION
- FLEXIBLE LIVING FOR FIRST TIME BUYERS OR A GROWING FAMILY
- JOHN TAYLOR SCHOOL CATCHMENT

Contact Us

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Full Description

Entrance Hallway

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

Guest Cloakroom

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

Lounge 4.52m x 3.61m (14'10" x 11'10")

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

Breakfast Kitchen 4.52m x 2.92m (14'10" x 9'7")

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset sink with mixer tap, drainer and upstand. Built in electric oven, gas hob with extractor hood over and spaces for three appliances. Two ceiling light points, radiator, tiled flooring, useful larder cupboard, wall mounted boiler and upvc double glazed window to rear aspect. French upvc double glazed doors to Enclosed Rear Garden.

First Floor Landing

Approached from ceiling light point and return stairs to Bedroom Four.

Master Bedroom 3.73m x 2.90m (12'3" x 9'6")

Having ceiling light point, radiator, air conditioning and upvc double glazed window to front aspect. Door to En Suite.

En Suite Shower Room

Comprising walk in shower cubicle, closet w.c and vanity hand wash basin. Ceiling light point, extractor fan, heated towel rail, laminate flooring and upvc double glazed window to front aspect.

Bedroom Two 2.64m x 2.51m (8'8" x 8'3")

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

Bedroom Three 2.59m x 1.78m (8'6" x 5'10")

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

Bathroom

Comprising panelled bath shower over and screen, pedestal hand wash basin and w.c. Ceiling light point, extractor fan, laminate flooring, radiator and upvc double glazed window to side aspect.

Bedroom Four 4.62m x 4.06m (15'2" x 13'4")

Approached from stairs on Landing and having two ceiling lights, radiator, useful storage to eaves and two Velux windows to roof.

Outside

The property having a driveway providing parking for several vehicles. A gate leads to the enclosed rear garden with paved patio to artificial lawn, steps down to further seating area, large shed, Summer House/ Office with air conditioning, outside tap and outdoor electric point.

Agents Notes

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	80	84
(55-68) D		
(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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