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# Uttoxeter Road, Hill Ridware, Rugeley

**£390,000**

## Features

- QUIET VILLAGE LOCATION
- OPEN ASPECT TO REAR FROM GOOD SIZED REAR GARDEN
- REFURBISHED TO A HIGH STANDARD THROUGHOUT
- PLENTIFUL PARKING TO GARAGE
- GARDEN OFFICE/SUMMER HOUSE
- MUST BE VIEWED TO APPRECIATE

## Contact Us

### Chase Owl Estates

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## Full Description

### **Refitted Breakfast Kitchen** 5.41m x 3.73m (17'9" x 12'3")

Approached from covered entrance and having upvc double glazed door to Breakfast Kitchen. Being fitted with a range of grey gloss wall and base mounted units with work surfaces over, incorporating inset enamel sink with mixer tap and tiled splash. Built in electric oven with hob and extractor. Integrated dishwasher, washing machine, tumble dryer, fridge/freezer and microwave. Inset ceiling lights, radiator, island with Quartz work surfaces providing seating, tiled flooring and upvc double glazed window to front aspect. Door to Inner Hallway and Bedroom Two.

### **Bedroom Two** 5.31m x 2.44m (17'5" x 8'0")

Having ceiling light points, coving, radiator, laminate flooring and upvc double glazed windows to front and side aspect.

### **Inner Hallway**

Having loft access with ladder, having light and being part boarded, ceiling light point, radiator, LTV flooring and airing cupboard housing combination boiler (new December 2024).

### **Bedroom One** 4.27m x 3.23m (14'0" x 10'7")

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

### **Dressing Area** 2.84m x 3.02m (9'4" x 9'11")

Having ceiling light point, radiator, LTV flooring, range of fitted wardrobes and being open plan to Conservatory.

### **Bathroom**

Comprising "L" shaped bath with rain shower over and screen, w.c and vanity hand wash basin. Inset ceiling lights, heated towel rail, LTV flooring, extractor fan and upvc double glazed window to side aspect.

### **Lounge/ Conservatory** 5.00m x 3.48m (16'5" x 11'5")

Having two ceiling lights, wooden effect feature beams, LTV flooring, radiator and bi- fold doors to the good sized Rear Garden.

### **Outside**

The front of the property having a gravelled driveway providing parking for several vehicles and in turn leading to the Garage with electric roller shutter door having light and power. A side gate leading into the enclosed rear garden with paved patio, pathway to good sized lawn with borders. Summer House/ Office with power, light and wall heater. Outside tap, shed and access door to Garage. The rear garden having open aspect to fields.

### **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

