



£575,000

TENURE : FREEHOLD

Uttoxeter Road, Hill Ridware, Rugeley, WS15 3RQ

Bedrooms : 3 **Bathrooms : 1** **Reception Rooms : 2**

Detached bungalow **3 bedrooms** **1 bathroom**

2 receptions **EPC rating F (37/100)**

Southwells
5 Horsefair, Rugeley, Staffs WS15 2EJ
info@southwellsproperties.co.uk | **01889582137**
Website: **https://www.southwellsproperties.co.uk/**

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Front of property Large front lawn with tarmac driveway providing parking for 4-5 vehicles with sweeping access both sides to the rear garden. Leading to the entrance porch with external security lighting.

Entrance porch: 11'08" (3.57m) x 4'03" (1.30m) UPVC and glass front door into entrance porch. Tiled flooring. Light fitting to ceiling. Wooden door into entrance hall.

Entrance hall: 11'11" (3.63m) x 8'01" (2.48m) Carpeted flooring (wooden parquet flooring kept under carpets). Light fitting to wall. Loft hatch to ceiling with loft ladder installed. Electric storage heater. Useful storage cupboard. Doors off to all bedrooms, shower room and lounge.

Bedroom 1: 12'09" (3.89m) x 12'07" (3.84m) Front facing bay window and side window to entrance porch. Carpeted flooring (with parquet wooden flooring underneath). Light fitting to ceiling and wall. Range of fitted bedroom furniture and built in wardrobe.

Bedroom 2: 11'10" (3.61m) x 10'05" (3.19m) Rear facing window. Carpeted flooring (with Parquet wooden flooring underneath). Light fitting to ceiling and 2x light fittings to wall. Built in wardrobe.

Bedroom 3: 9'07" (2.92m) x 7'08" (2.35m) Side facing window. Carpeted flooring (with Parquet wooden flooring underneath). Light fitting to ceiling and wall. Storage heater to wall. Built in wardrobe.

Shower room: 7'11" (2.42m) x 7'07" (2.19m) Rear facing window with obscured glass. Vinyl flooring. Part tiled walls. White low level toilet and pedestal sink. Walk in shower cubicle with glass surround. Light fitting to ceiling. Extractor fan to ceiling. Storage heater to wall with heated towel rail. Airing cupboard containing water tank.

Lounge, open plan to dining room: Total width- 21'08" (6.61m)

Lounge: 20'04" (6.21m) x 13'04" (4.06m) Front facing window. Carpeted flooring (with parquet wooden flooring underneath). 3x light fittings to ceiling one with a fan fitting and light fittings to wall. Storage heater. Electric fire to wall set in surround.

Dining room: 10'00" (3.05m) x 7'11" (2.42m) Rear facing single glazed window and wooden door into breakfast room and wooden door to kitchen. Carpeted flooring (with Parquet wooden flooring underneath). Storage heater. Adjustable height light fitting to ceiling and light fitting to wall.

Breakfast room: 12'04" (3.78m) x 6'10" (2.09m) Full aspect secondary glazed windows to rear garden. Carpeted flooring. Light fitting to ceiling. 1x storage heater and 1x fan heater. Connecting door to Sunroom.

Kitchen: 9'11" (3.02m) x 8'06" (2.61m) Rear facing single glazed window to breakfast room with serving hatch and facing into sun room. Wooden door to outer hallway. Vinyl flooring. 2x light fittings to ceiling. Range of wall and base units with stainless steel twin sink and drainer and integrated fridge. Large pantry cupboard. Part tiled walls. Integrated electric oven and hob.

Outer hall Carpeted flooring. Light fitting to ceiling. Doors to garage, guest wc, storage room and sun room.

Guest wc: 4'04" (1.32m) x 2'10" (0.86m) Rear facing single glazed window. Vinyl flooring. Light fitting to ceiling. Low level toilet.

Sunroom: 11'05" (3.49m) x 7'04" (2.24m) Aluminium double-glazed sliding doors to rear garden. Sky light to ceiling. Tiled flooring. Light fitting to ceiling. Door to utility room.

Utility room Rear facing secondary glazed aluminium framed window. Tiled flooring. Light fitting to ceiling and wall. Range of base units with stainless steel sink and drainer. Plumbing for washing machine.

Garage: 21'09" (6.32m) x 15'07" (4.75m) Wooden folding doors into large double garage containing gas pipe to property. With side and rear facing windows. Concrete floor. Fitted with lighting and electrics.

Rear of property With sweeping access to the front of the property on both sides. With lawns and mature shrubs and bushes to bedding areas leading to the orchard to the rear of the garden, with an outlook over fields. Not being over looked at all!

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Tenure: Freehold

Viewings: Strictly through Southwells 01889582137 info@southwellsproperties.co.uk

Council Tax Band: E

EPC Rating: F (with additional cavity wall insulation and loft insulation)

Construction: Standard Brick Construction

Electric Supply: Mains

Gas Supply: Mains

Water Supply: Mains

Sewerage: Mains

Broadband and mobile coverage: TBC

Disclaimer:

Southwell's for themselves and for the vendors or lessors of this property whose agents they are, give notice that

i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract.

ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct.

iii) intending purchaser or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspecting or otherwise as to the correctness of each of them.

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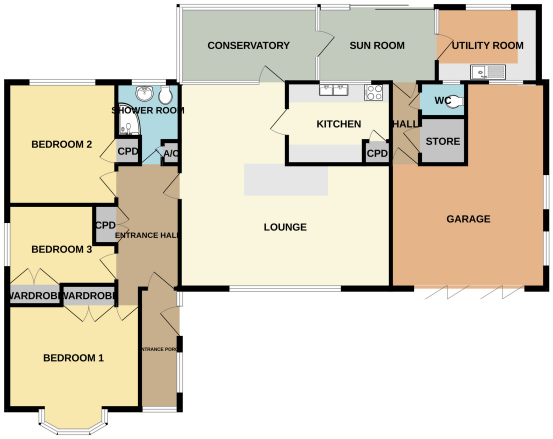


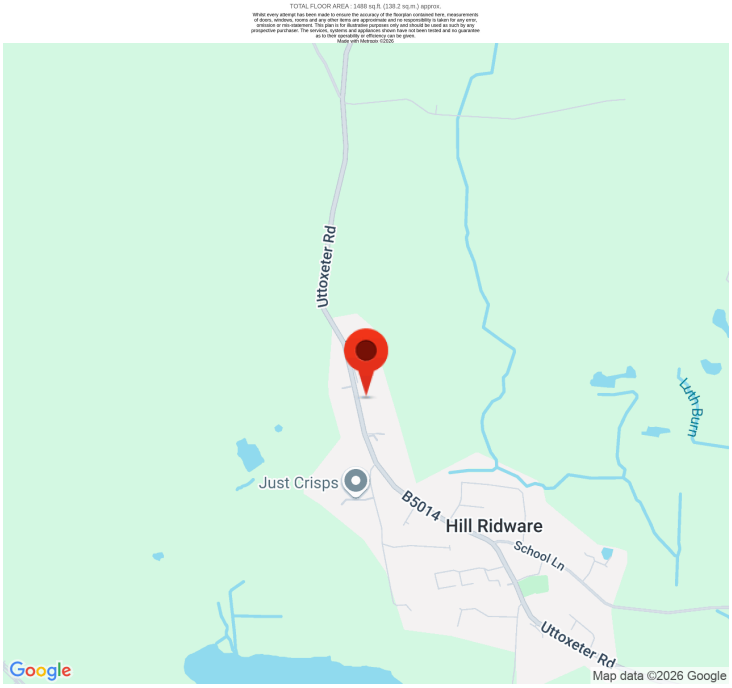


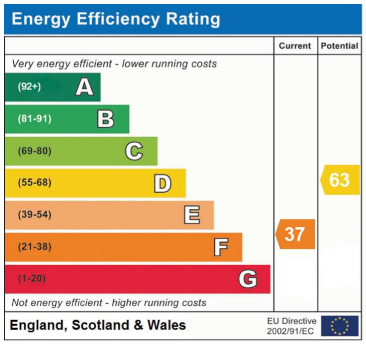

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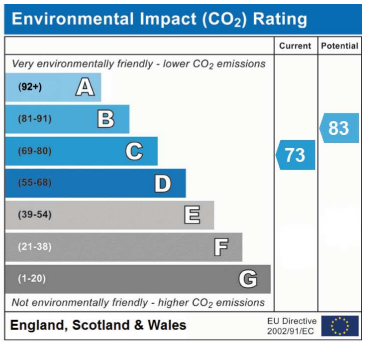
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GROUND FLOOR
1488 sq.ft. (138.2 sq.m.) approx.









Address: Rake End, RUGELEY, WS15 3RQ

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