



£240,000

Durham Drive, Rugeley, WS15 1LD

Bedrooms : 3

Bathrooms : 1

Reception Rooms : 1

Southwells
5 Horsefair, Rugeley, Staffs WS15 2EJ
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 **SOUTHWELLS**
SALES & LETTINGS

Southwells are pleased to offer for sale this well presented three bedroom link detached family home on the popular Durham Drive, Rugeley. Offered with no upward chain. This property benefits from gas central heating, UPVC double glazing and new flooring throughout the property.

Front of property

Block paved driveway providing parking for several vehicles

Entrance Hall:

UPVC door, laminate flooring, light fitting to ceiling, stairs to first floor accommodation, access door to the lounge.

Lounge: 12' 8" x 13' 11" (3.85m x 4.25m)

Carpeted flooring, TV aerial & phone sockets, light fitting to ceiling, radiator, front facing window and door to the kitchen-diner.

Kitchen-diner: 15' 11" x 9' 10" (4.85m x 3.00m)

Full range of wall & base units including drawers and ample work surfaces, inset sink and drainer with mixer tap, integrated oven and 5 ring hob with extractor over, under stairs storage cupboard, new flooring, light fitted to ceiling, patio doors off to conservatory and garage.

Utility: 7' 3" x 7' 3" (2.21m x 2.20m)

Space for white goods, light fitting to ceiling, wall mounted gas boiler, UPVC door to the garden.

First floor landing:

Carpeted flooring, Light fitting to ceiling, doors off to three bedrooms, family bathroom and access to the loft space.

Bedroom one: 9' 6" x 11' 8" (2.90m x 3.56m)

New carpeted flooring, light fitting to ceiling, built in wardrobe, front facing window

Bedroom two: 9' 5" x 9' 10" (2.88m x 3.00m)

Carpeted flooring, light fitting to ceiling, radiator, rear facing window.

Bedroom three: 7' 3" x 9' 0" (2.20m x 2.75m)

Carpeted flooring, light fitting to ceiling, radiator, front facing window.

Shower room:

Modern fitted white suite comprising: walk in shower cubicle, vanity unit with wash hand basin and low level WC, towel rail, shave point, rear facing window.

Conservatory: 14' 1" x 9' 7" (4.28m x 2.92m)

Constructed of UPVC and brick design with pol-carbonate roof, new flooring, radiators, light fitting and fan to ceiling, doors off to garden.

Integral garage: 7' 10" x 17' 1" (2.40m x 5.20m)

Up and over front door, fitted with electrics, door into the utility.

Rear of property

Fully enclosed rear garden with patio area, further garden area comprising abundance of shrubs and trees.

Council Tax Band: D

EPC Rating: C

Construction: Standard Brick Construction

Electric Supply: Mains

Gas Supply: Mains

Water Supply: Mains

Sewerage: Mains

Broadband and mobile coverage: TBC

Tenure: Freehold

Viewings: Strictly through Southwells 01889-582137 southwellsales@gmail.com

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