

Bagnall Way

Hawksyard, Rugeley, WS15 1SF

John German



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£375,000

An executive style detached family home boasting two reception rooms, open plan kitchen/diner, master bedroom with en-suite and much more.



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This spacious four bedroom detached family home is situated on the popular Hawksyard development of homes located in Rugeley. The entrance door opens into the welcoming hallway with herringbone style flooring, feature panelling to the walls, carpeted stairs rising to the first floor landing with useful understairs storage cupboard and doors off into the two reception rooms, guest WC and kitchen/diner. To your right is the first of two reception rooms, ideal as a children's playroom, snug or home office. There is carpeted flooring, ceiling light point and a UPVC double glazed window to the front aspect. The living room is the larger of the two reception rooms with feature wooden panelling to one of the walls, carpeted flooring, ceiling light point, double doors opening into the kitchen/diner and a door leading back into the hallway. The guest cloakroom comprises low level WC, wash hand basin with tiled splashback, ceiling light point and wooden style flooring.

The heart of the home is the impressive open plan kitchen/diner spanning the full width of the property and provides a superb space ideally designed for modern family living. It features UPVC double glazed French doors opening out to the rear garden, two UPVC double glazed windows to the rear aspect, two ceiling light points and herringbone style flooring. The kitchen itself is fitted with an extensive range of matching wall and base units with contrasting worksurfaces over, tiled splashbacks and various integrated kitchen appliances. In addition to the kitchen/diner there is a separate utility room with space and plumbing for a washing machine and a door leading out to the driveway.

Upstairs there are four well proportioned bedrooms, three of which are serviced by the family bathroom. The spacious master bedroom benefits from a fitted double wardrobe and its own en-suite shower room.

Outside, to the front of the property is a stoned front area with paved path leading to the front door, and to the side of the property is the driveway leading to the detached single garage with up and over door. To the rear of the property is an enclosed garden with a large paved patio seating area with raised flower beds, pergola and an artificial lawn.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard. **Parking:** Drive & garage

Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Gas
(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Lichfield District Council / Tax Band D

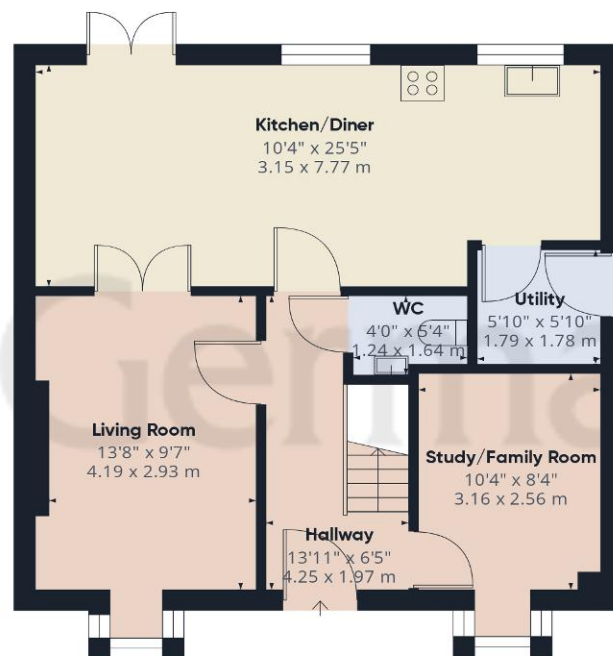
Useful Websites: www.gov.uk/government/organisations/environment-agency **Our Ref:** JGA/03062025

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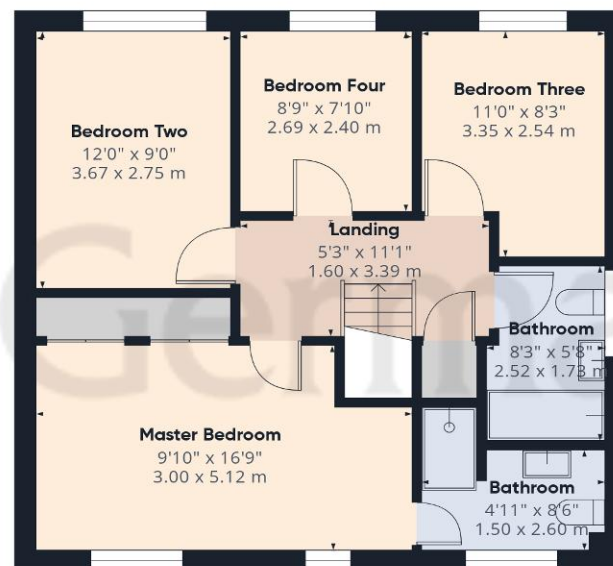


Ground Floor

Approximate total area⁽¹⁾

1211 ft²

112.5 m²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

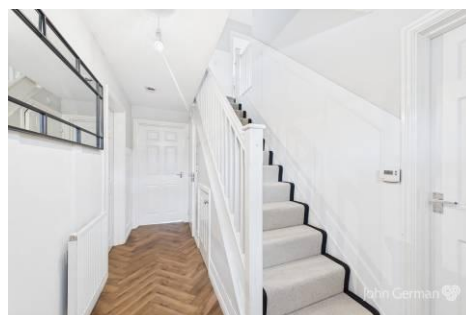
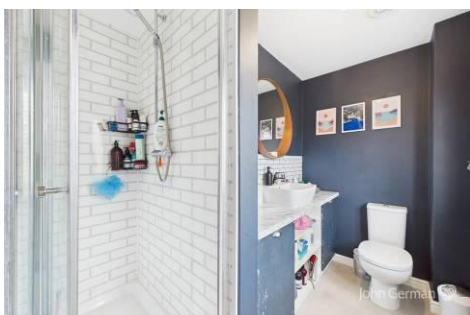
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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