

# Paget Rise

Abbots Bromley, Rugeley, WS15 3EF

John  
German









# Paget Rise

Abbots Bromley, Rugeley, WS15 3EF

£350,000

OFFERS INVITED



A superb detached bungalow on a wonderful corner plot with gardens wrapping around the front side and rear, in a desirable village location. Highlights include light and spacious dual aspect living/dining room, smart fitted kitchen, two good sized bedrooms, large bathroom, double width drive and garage. No upward chain.



Perfectly placed in the village of Abbots Bromley with a good selection of pubs, a primary school, doctors, village store and also being well placed for the nearby centres of Uttoxeter, Lichfield and Burton-on-Trent. This impressive detached bungalow is well presented throughout and stands on a corner plot with gardens wrapping around the front, side and rear and is set behind a double width tarmac driveway providing ample off road parking and access to the garage with an up and over front entrance door and door leading through to rear.

A glazed front entrance door opens into the porch which in turn leads to a large reception hallway with doors leading off. The living/dining room features plenty of space and is a light filled room with bay window framing views to front and additional window to side. A fire surround provides the focal point. Across the hallway is a smart fitted kitchen equipped with a range of base and eye level units with work surfaces over, integrated oven, hob and extractor, space for further appliances, window framing views across the rear garden and side door opening out to a paved terrace ideal for outside dining.

The bungalow features two good sized bedrooms, the master itself is a particularly generous double with a dual aspect having windows to side and rear, together with fitted wardrobes and a built in storage cupboard. Across the hallway is a good sized second bedroom with window framing views to front.

The bathroom is generous in its proportions in a modern style having a white suite comprising shower cubicle, separate bath, pedestal wash hand basin, WC, part tiled walls, tiled floor and window to rear.

Outside, the bungalow is set in pretty gardens with shaped lawns to the front and side with colourful planted beds. To the rear there is an artificial lawn perfect for lower maintenance, together with well established borders and a paved terrace. There is a side entrance via gate and a useful outhouse/boiler room housing the gas fired central heating boiler.

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

**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:** East Staffordshire Borough Council / Tax Band D

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

[www.eaststaffsbc.gov.uk](http://www.eaststaffsbc.gov.uk)

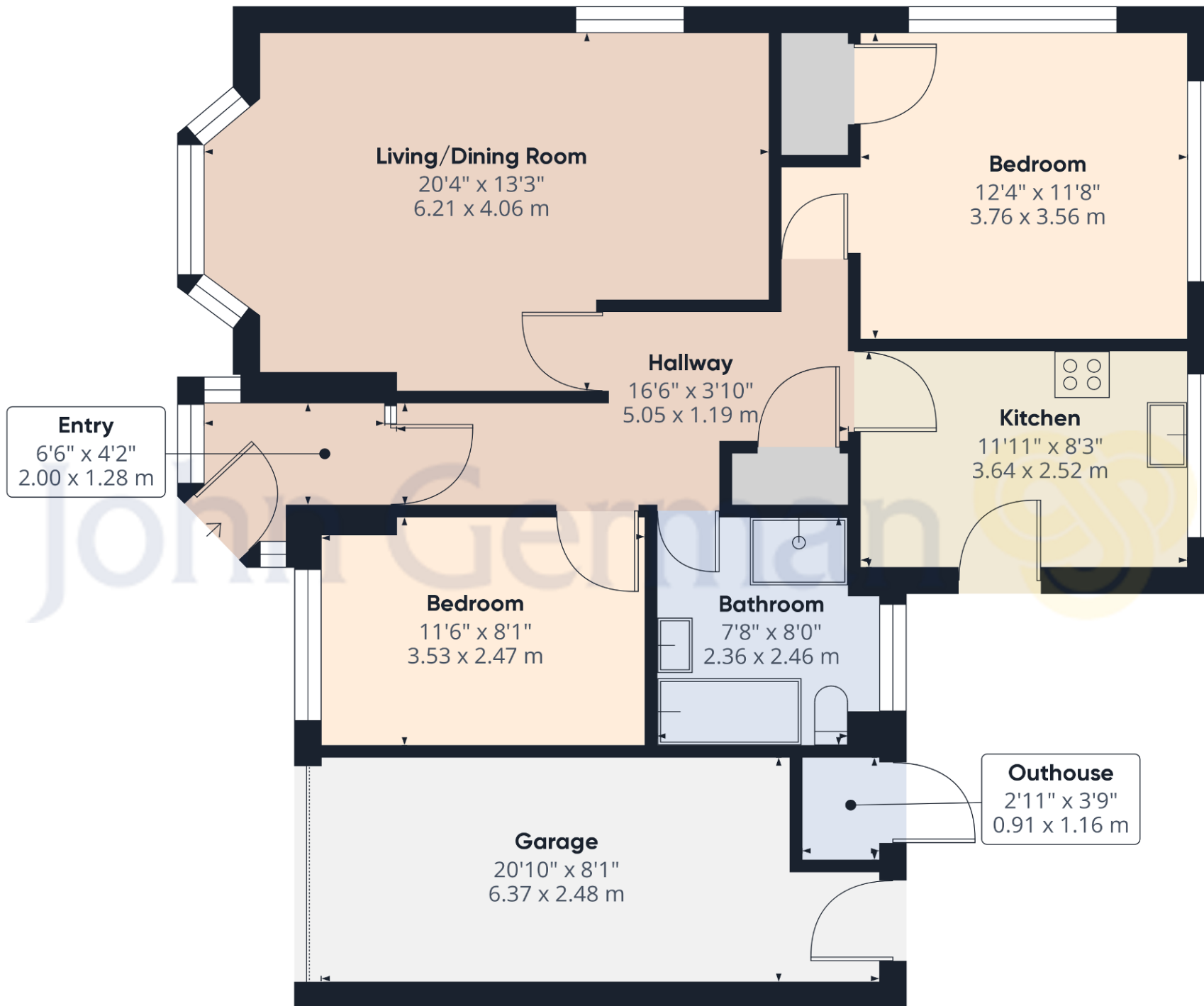
**Our Ref:** JGA/03072024

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Approximate total area<sup>(1)</sup>

963.3 ft<sup>2</sup>

89.49 m<sup>2</sup>

(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.

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### Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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