

Paget Rise

Abbots Bromley, Rugeley, WS15 3EF

John German






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10 past
quarter past
20 past

Paget Rise

Abbots Bromley, Rugeley, WS15 3EF

£325,000



Well presented modern style detached home occupying a pleasant position in the heart of this well respected and desirable village, with parking and garage to the rear.

Whether looking to either move up or down the property ladder, viewing and consideration of this realistically priced four bedroom home is strongly advised. It benefits from a pleasant enclosed rear garden plus parking and a garage.

Situated in the heart of the village within walking distance to its wide range of amenities including the Richard Clarke First School, public houses and restaurants, coffee houses, convenience shop, church and numerous sports clubs and societies. The towns of Uttoxeter, Stafford, Burton upon Trent and Rugeley plus the cathedral city of Lichfield are all within easy commutable distance as is the Trent Valley train station and further road networks.

Accommodation - An enclosed porch opens to the welcoming hall where stairs rise to the first floor and doors lead to the ground floor accommodation and the fitted guest's cloakroom/WC.

The well proportioned lounge has a focal exposed brick fireplace surround with an open fire and slabbed hearth plus a front facing window providing ample natural light. A double doorway leads to the dining room having a door to the kitchen and uPVC double glazed sliding patio doors leading to the useful brick base and uPVC double glazed constructed conservatory that provides additional living space which overlooks the pleasant garden with French doors opening to the patio.

The fitted kitchen has an extensive range of base and eye level units with granite worktops and an inset sink unit set below the rear facing window, space for a cooker with an extractor over, additional appliance space, a tiled floor and doors to both the outside and to the hall.

To the first floor the landing has a side facing window providing light, a built in airing cupboard and access to the loft. Doors lead to the four bedrooms, two of which can accommodate a double bed and have built in wardrobes. Completing the accommodation is the fitted family bathroom having a white suite incorporating a panelled bath with a mixer shower and folding screen above, complementary tiled splash backs and matching half tiled walls plus a side facing window.

Outside - To the rear a paved patio provides a lovely seating and entertaining area enjoying a degree of privacy leading to the garden which is mainly laid to lawn with a raised border containing a variety of shrubs and plants plus space for a chicken run. Gated access leads to the front which has a garden laid to lawn with a gravelled bed and raised boxed beds. To the rear, shared vehicular access leads to off road parking and the garage which has an up and over door, power and light plus a pedestrian door to the garden.

what3words: surround.each.providing

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: East Staffordshire Borough Council / Tax Band D

Useful Websites: www.gov.uk/government/organisations/environment-agency

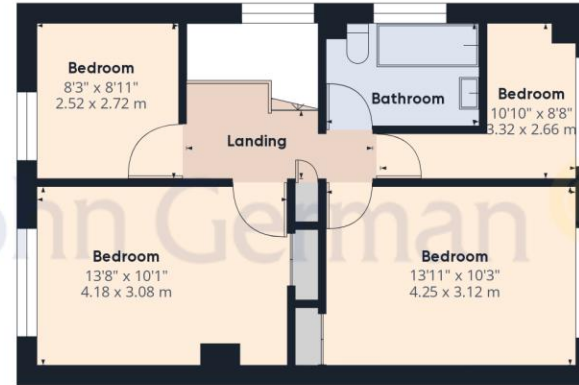
Our Ref: JGA/12082024







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1353.78 ft²

125.77 m²

(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.

GIRAFFE360



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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