



## 1 St. Johns Drive

Hawksyard, Rugeley, WS15 1GX

**Offers in the region of £290,000**



Chase Owl are pleased to market this modern well presented three bedroom detached home. Situated on the popular Hawksyard Estate, on a corner plot and being ideal for First Time Buyers or a young family. Entrance Hallway, Guest Cloakroom, Lounge and Breakfast Kitchen. First Floor Landing to Master Bedroom with En Suite, Two further DOUBLE Bedrooms and Bathroom. Driveway to Garage and Enclosed Garden to rear.





### Entrance Hallway

Approached from composite front entrance door and having two ceiling light points, laminate flooring, radiator and stairs leading to First Floor Landing.

### Guest Cloakroom

Comprising w.c and pedestal hand wash basin. Ceiling light point, extractor fan, radiator, part tiling to walls and laminate flooring.

### Lounge

Having two ceiling light points, radiators, useful storage cupboard, coving and upvc double glazed windows to front and side aspects.

### Breakfast Kitchen

Being fitted with a range of gloss wall and base mounted units with work surfaces over, incorporating inset sink with mixer tap and drainer. Double built in electric oven, halogen hob with extractor over, integrated microwave, dishwasher and washing machine. Ceiling lights, radiator, tiled flooring to Kitchen and upvc double glazed window to front aspect. French upvc doors giving access to the enclosed rear garden.

### First Floor Landing

Approached from stairs in Hallway and having ceiling light point, loft access with ladder and airing cupboard with hot water tank.

### Master Bedroom

Having ceiling light point, radiator and upvc double glazed window to side aspect. Leading through to a range of fitted wardrobes and further light point and upvc double glazed window to front aspect. Door to En Suite.

### En Suite

Comprising walk in shower cubicle, pedestal hand wash basin and w.c. Inset ceiling lights, radiator, laminate flooring, and upvc double glazed window to front aspect.

### Bedroom Two

Having built in wardrobe. Ceiling light point, radiator and upvc double glazed window to front aspect.

### Bedroom Three

Having built in wardrobe. Ceiling light point, radiator and upvc double glazed window to rear aspect.

### Bathroom

Comprising paneled bath with mixer tap, vanity hand wash basin and w.c. Inset ceiling lights, extractor fan, radiator, laminate flooring and upvc double glazed window to front aspect.

### Outside

The property is situated on a corner plot with driveway to Garage to the side. Garage having up and over door with light, power and loft storage. The enclosed rear garden having paved patio to lawn, second paved seating area and outside tap.

### Agents Notes

We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements quoted in these sales particulars are approximate.

### Fixtures and Fittings:

All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However we would always advise that this is confirmed by the purchaser at the point of offer.

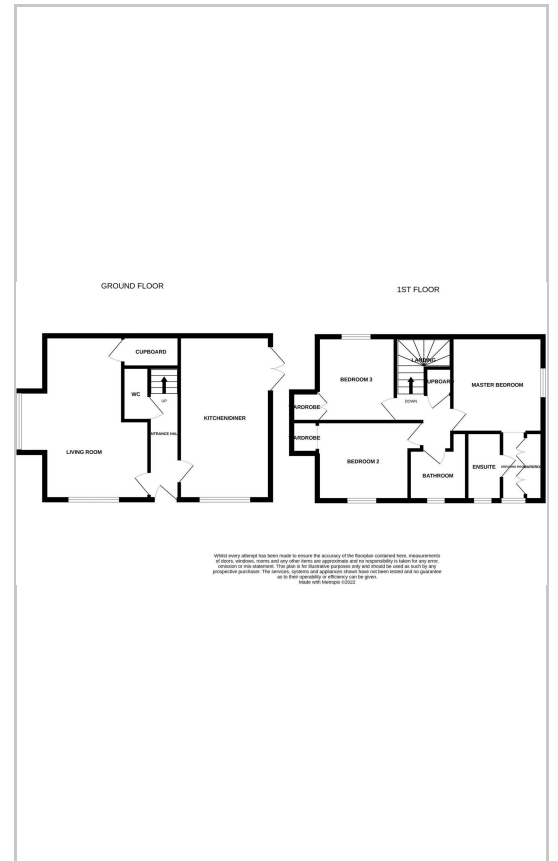
### Money Laundering;

Any purchasers will be asked to produce identification documents and proof of funding before instruction of Solicitors.

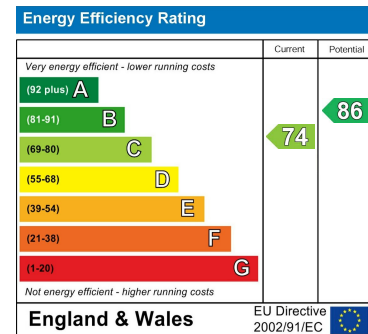
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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