



5 Lanrick Gardens

, Rugeley, WS15 2XX

£399,995



"RARE OPPORTUNITY" Chase Owl are pleased to market this three bedroom detached bungalow in this sought after quiet cul de sac location. Walking distance to town, spacious accommodation throughout and private Garden to rear. Having Covered Entrance to Hallway, Guest Cloakroom, Lounge, Dining Room, Fitted Kitchen and Utility. Inner Hallway to Three Bedrooms and Shower Room. Driveway to Garage and Gardens to front and rear.



Entrance Hallway

Approached from a covered canopy with light point. Having upvc double glazed front entrance door with ceiling light point, radiator, coving and useful storage cupboard housing boiler. Double doors to Dining Room and door to Inner Hallway.

Guest Cloakroom

Comprising w.c and vanity hand wash basin. Ceiling light point, radiator, tiling to walls and upvc double glazed window to front aspect.

Dining Room 10'0" x 9'0" (3.05m x 2.74m)

Having ceiling light point, coving, radiator and open plan to Lounge. Door to Fitted Kitchen.

Lounge 15'10" x 13'4" (4.83m x 4.06m)

Having marble fireplace with inset fire on hearth. Ceiling light point, wall lights, coving, radiator and upvc double glazed window to rear aspect. French upvc doors to Rear Garden.

Fitted Kitchen 10'10" x 8'9" (3.30m x 2.67m)

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset stainless steel sink with mixer tap, drainer and tiled splash. Gas cooker with extractor hood over, integrated fridge and dishwasher. Ceiling light point, radiator, tiling to walls and upvc double glazed window to rear aspect. Upvc door to rear Garden. Door to Utility and access door to Garage.

Utility Room

Again having wall and base mounted units with work surfaces over, incorporating inset stainless steel sink with taps, drainer and tiled splash. Space with plumbing for washing machine and two further appliance spaces. Ceiling light point, radiator and upvc double glazed window to front aspect.

Inner Hallway

Accessed via Hallway and leading to Bedrooms and Shower Room. Having light point and loft access.

Bedroom One 13'1" x 9'9" (3.99m x 2.97m)

Having a range of fitted bedroom furniture. Ceiling light point, radiator and upvc double glazed window to front aspect.

Bedroom Two 12'10" x 8'11" (3.91m x 2.72m)

Having ceiling light point, radiator and upvc double glazed window to rear aspect.

Bedroom Three 9'10" x 8'1" (3.00m x 2.46m)

Having ceiling light point, radiator and upvc double glazed window to front aspect.

Shower Room

Comprising double walk in shower cubicle, pedestal hand wash basin and w.c. Ceiling light point, radiator, tiling to walls and upvc double glazed window to rear aspect.

Outside

The front of the property having a lawned fore garden with borders. Block paved driveway provides parking for several vehicles and in turn leads to Garage (16'3" x 8'2") with up and over door, having light, power and door to side. A side gate allows access to the private walled Garden and having paved patio area, lawn with borders, outside tap and electrics.

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.

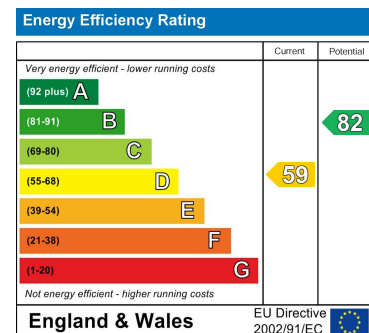
Area Map



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.

