



Becket House Hathorn Grove

, Rugeley, WS15 2FD

£450,000



Chase Owl are pleased to offer this stunning executive four Bedroom detached, two Bathroom family home to the market. Located within a private gated complex of 11 detached homes with open aspect to the rear and offering good sized accommodation throughout. Entrance Hallway, Guest Cloakroom, Lounge being open plan to Dining Area and Fitted Kitchen. First Floor Landing to Master Bedroom with En suite Shower Room, Three Further DOUBLE Bedrooms and Bathroom. Parking for Several Vehicles to Garage and Enclosed Rear Garden with open aspect.



Entrance Hallway

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

Guest Cloakroom

Comprising closet w.c and hand wash basin with tile splash. Ceiling light point, radiator, half tile to walls and upvc double glazed window to front aspect.

Lounge to Open Plan Dining Room 21'7" x 20'5" (6.58m x 6.22m)

LOUNGE AREA; Having a wall mounted feature electric fire. Two ceiling light points, LVT wooden flooring, two radiators, upvc double glazed window to front aspect and upvc French doors leading to the enclosed Rear Garden.

DINING AREA; Having two ceiling light points, radiator, LVT wooden flooring, useful storage cupboard and further upvc double glazed French doors to Rear Garden. Access door to Garage.

Fitted Kitchen 18'6" x 8'8" (5.64m x 2.64m)

Being fitted with a a range of cream shaker style wall and base mounted units with work surfaces over, incorporating inset stainless steel sink with mixer tap and drainer. Built in electric oven, gas hob and extractor hood over, integrated microwave, dishwasher and fridge/freezer. Inset ceiling lights, wooden flooring and upvc double glazed window to rear aspect.

First Floor Landing

Approached from stairs in Hallway and having two ceiling light points, radiator, wooden flooring, loft access and airing cupboard housing hot water cylinder and useful shelving.

Master Bedroom 16'1" x 9'8" (4.90m x 2.95m)

Having ceiling light point, radiator, LVT wooden flooring and upvc double glazed window to front aspect. Door to En Suite Shower Room.

En Suite Shower Room

Comprising double walk in shower cubicle, closet w.c and vanity hand wash basin. Ceiling light point, heated towel rail, part tiling to walls, extractor fan and upvc double glazed window to rear aspect.

Bedroom Two 11'5" x 9'0" (3.48m x 2.74m)

Having ceiling light point, radiator, laminate flooring, built in wardrobes with mirror sliding doors and upvc double glazed window to rear aspect.

Bedroom Three 10'7" x 10'0" (3.23m x 3.05m)

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

Bedroom Four 10'7" x 10'3" (3.23m x 3.12m)

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

Family Bathroom

Comprising panelled bath with waterfall mixer tap, double walk in shower cubicle, closet w.c and vanity hand wash basin. Ceiling light point, heated towel rail, extractor fan, part tiling to walls and upvc double glazed window to front aspect.

Garage

Accessed from the Dining Area in the house and having light, power, wall mounted boiler and work surface, incorporating inset stainless steel sink with mixer tap and drainer. Space with plumbing for washing machine and further appliance spaces. Garage door giving access to the Driveway at front.

Outside

The property is situated in a gated secure complex with electric gates to the fore. The property having a driveway providing parking for several vehicles leading to Garage. A side gate leads into the low maintainence enclosed rear garden having a paved seating area with outdoor lighting, gravel borders with raised planters, outside tap and outdoor power points. Open aspect to rear.

Agents Note

The development has a residents association and a service charge of approximately £970.00 last year is payable for upkeep of communal gardens, outdoor lighting, maintenance of gates and insurance.

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.

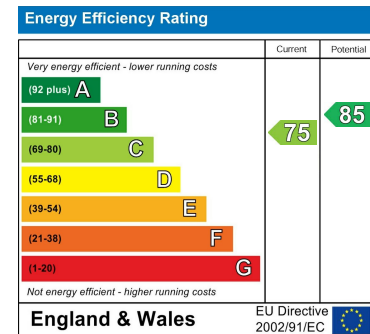
Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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