



20 Thorn Close

Brereton, Rugeley, WS15 1TA

£425,000



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Entrance Hallway

Approached from front entrance door with side screens and having ceiling light point, radiator, laminate flooring and stairs leading to First Floor Landing.

Study/ Playroom

7'8" x 7'2" (2.34m x 2.18m)

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

Lounge

17'3" x 11'8" (5.26m x 3.56m)

With feature wall mounted pebble electric fire. Ceiling light point, coving, radiators, laminate flooring and upvc double glazed bay window to front aspect. Leading through to Dining Room.

Dining Room

10'4" x 9'9" (3.15m x 2.97m)

Having ceiling light point, radiator, coving, laminate flooring and sliding patio door to Rear Garden.

Refitted Breakfast Kitchen

16'9" x 9'11" (5.11m x 3.02m)

Being fitted with a comprehensive range of wall and base mounted units with quartz granite work surfaces, incorporating inset sink with mixer tap and up stands. Double built in electric oven, five ring gas hob with extractor hood over, wine cooler, integrated dishwasher and fridge/freezer. Inset ceiling lights, tiled flooring, useful storage cupboard, radiators and two upvc double glazed windows to rear aspect.

Utility Room

9'10" x 8'5" (3.00m x 2.57m)

Again 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. Space with plumbing for washing machine, tumble dryer and further appliance space. Wall mounted boiler, inset ceiling lights, tiled flooring and upvc door to side elevation.

Guest Cloakroom

Comprising w.c and hand wash basin. Ceiling light point, radiator, tiled flooring, part tiling to walls and upvc double glazed window to side aspect.

First Floor Landing

Approached from stairs in Hallway and having ceiling light point, airing cupboard with hot water cylinder and return stairs to Second Floor Landing.

Bedroom One

15'0" x 12'7" (4.57m x 3.84m)

Having built in wardrobes. Ceiling light point, radiator, laminate flooring and upvc double glazed window to front aspect. Door to En Suite.

Refitted En Suite Shower Room

Comprising double walk in shower cubicle, vanity hand wash basin and w.c. Ceiling light point, extractor fan, heated towel rail, laminate flooring and upvc double glazed window to side aspect.

Bedroom Two

14'4" x 9'8" (4.37m x 2.95m)

Having two ceiling light points, built in cupboard, radiator and upvc double glazed window to front aspect.

Bedroom Three

10'3" x 9'8" (3.12m x 2.95m)

Having a range of fitted wardrobes with sliding mirror doors. Ceiling light point, radiator, hardwood flooring and upvc double glazed window to rear aspect.

Tel: 01889 358172

Bedroom Four

8'0" x 7'0" (2.44m x 2.13m)

Having ceiling light point, hardwood flooring, radiator, built in cupboard and upvc double glazed window to rear aspect.

Family Bathroom

Comprising panelled bath with shower attachment, w.c and vanity hand wash basin. Ceiling light point, heated towel rail, part tiling to walls and upvc double glazed window to rear aspect.

Second Floor Landing

Approached from stairs on First Floor Landing and having inset lights and Velux window to front elevation.

Bedroom Five

16'2" x 14'2" (4.93m x 4.32m)

Having a range of fitted furniture. Inset ceiling lights, radiator, useful storage to eaves, laminate flooring and two upvc double glazed windows to rear aspect.

Master Bathroom

Comprising panelled bath with side mixer tap, vanity hand wash basin and w.c. Inset ceiling lights, heated towel rail, storage to eaves, part tiling to walls and upvc double glazed window to rear aspect.

Outside

The front of the property having a driveway providing parking for several vehicles and gravelled foregarden. A side gate allows access to the enclosed rear garden with patio, steps down to lawns, shed with power/light and outside tap.

Agents Notes

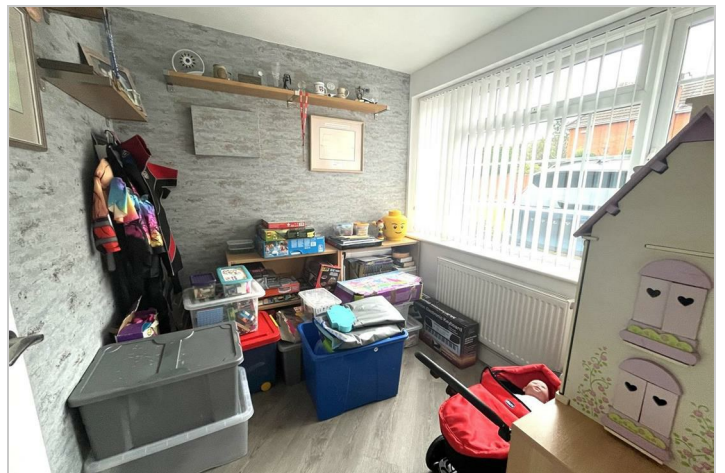
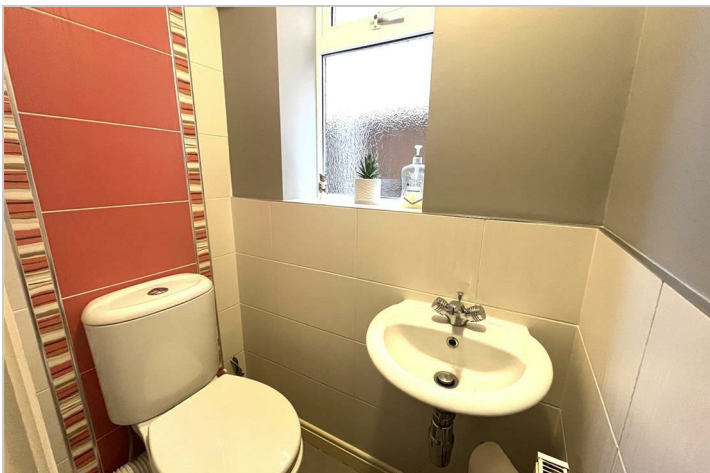
We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements quoted in these sales particulars are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



Road Map



Hybrid Map



Terrain Map



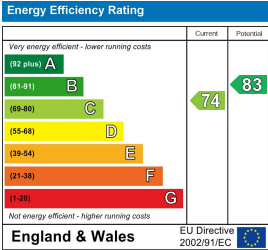
Floor Plan



Viewing

Please contact our Chase Owl Estates Ltd Office on 01889 358172 if you wish to arrange a viewing appointment for this property or require further information.

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.