



## 160 Burnthill Lane

, Rugeley, WS15 2HU

**£360,000**



Chase Owl are pleased to market this well presented FIVE Bedroom, THREE Bathroom detached family home. Situated on a popular Estate within walking distance to local amenities and offering spacious accommodation throughout. Entrance hallway, Guest Cloakroom, Lounge, Dining Room, Refitted Breakfast Kitchen and Utility. First floor Landing to Two Bedrooms with En Suite, Three Further Bedrooms and Family Bathroom. Driveway to Garage and Enclosed Garden to rear.



Entrance Hallway

Approached from front entrance door and having two ceiling light points, coving, radiator and stairs leading to First Floor Landing. Double doors to Lounge.

Guest Cloakroom

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

Lounge

Having wooden feature fire surround with inset living flame gas fire on hearth. Ceiling light point, coving, radiator and upvc double glazed window to front aspect. Archway to Dining Room.

Dining Room

Having ceiling light point, coving, radiator and French upvc double glazed doors to Rear Garden. Further door to Fitted Kitchen.

Refitted Breakfast Kitchen

Being fitted with a range of grey high gloss wall and base mounted units with hardwood work surfaces over, incorporating inset stainless steel sink with mixer tap and drainer. Built in electric oven five ring gas hob and extractor hood over. Integrated microwave, wine cooler and spaces for dishwasher and fridge/freezer. Ceiling light points, plinth lighting, breakfast bar seating area and laminate flooring, Upvc double glazed window to rear aspect and upvc French doors again to Rear Garden.

Utility Room

Comprising wall and base mounted units with work surfaces over, incorporating inset stainless steel sink with mixer tap and drainer. Spaces for washing machine, tumble dryer and wall mounted boiler. Ceiling light point, extractor fan and door to side elevation.

First Floor Landing

Approached from stairs in Hallway and having inset ceiling lights, radiator, loft access with light and being part boarded and airing cupboard housing hot water cylinder tank.

Master Bedroom

Having a range of built in wardrobes. Ceiling light point, radiator and two upvc double glazed windows to front aspect. Door to En Suite.

En Suite Shower Room

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

Bedroom Two

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

En Suite Shower Room

Comprising walk in shower cubicle, vanity hand wash basin and w.c. Ceiling light point, radiator and extractor fan.

Bedroom Three

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

Bedroom Four

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

Bedroom Five

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

Bathroom

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

Outside

The front of the property having an open aspect and tarmacadam driveway leading to Garage with up and over door, having light and power. A lawned fore garden with borders and pathway to front entrance door. A side gate leading into the enclosed rear garden being mainly laid to lawn with borders, paved patio seating area and outside tap.

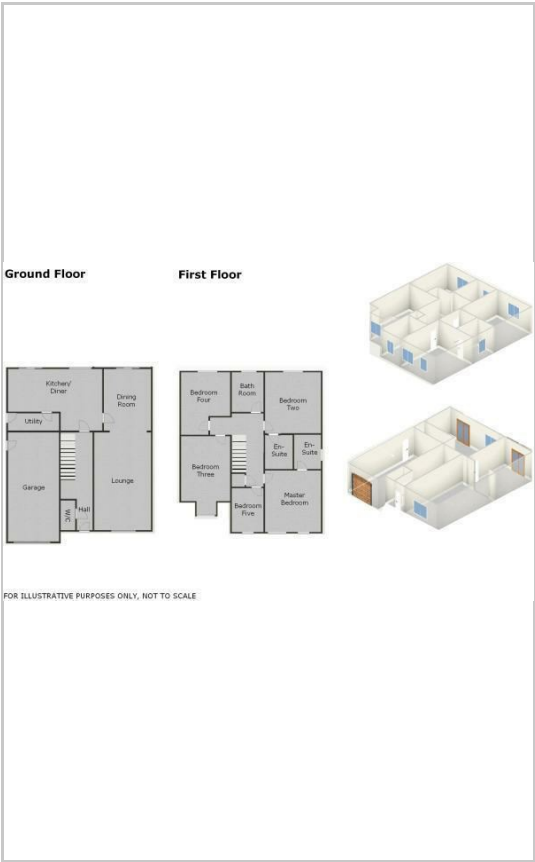
Agents Notes

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.

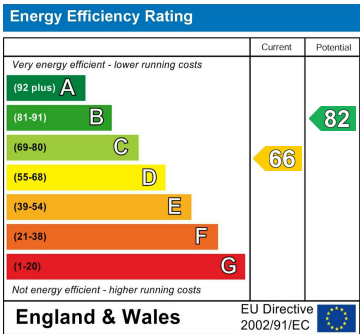
Area Map



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.

