

A SUPERBLY PRESENTED, EXTENDED AND MUCH IMPROVED THREE/FOUR BEDROOMED DETACHED FAMILY RESIDENCE SITUATED IN A SOUGHT AFTER CUL-DE-SAC LOCATION



**10 RUFFORD CLOSE
BURBAGE LE10 2JF**

Guide Price £465,000

- Impressive L Shaped Hall & Luxury Guest Cloakroom
- Beautiful Open Plan Living Kitchen
- Useful Ground Floor Bedroom 4/Family Room
- Guest Bedroom With Luxury Ensuite
- Ample Off Road Parking & Garage
- Elegant Lounge
- Upvc Double Glazed Garden Room
- Master Bedroom With Luxury Dressing Room & Ensuite
- Further Bedroom & Family Bathroom
- Beautifully Maintain & Private Gardens

VIEWING

By arrangement through the Agents.

DIRECTIONAL NOTE

Travel along Rugby Road, up Sketchley Hill and straight over at the mini island towards the A5. At the next island, turn right onto Three Pots Road and then onto Wolvey Road. Follow the road around and take the right turn onto Brockhurst Avenue. Then left onto Welbeck Avenue continue to the end and turn left into Rufford Close. This property is in the right hand corner of the cul-de-sac.

DESCRIPTION

This beautifully presented and refurbished detached family residence must be viewed internally to fully appreciate its spacious accommodation, wealth of highest quality fixtures and fittings.

The accommodation boasts of an impressive entrance hall, luxury guest cloakroom, utility room, elegant lounge, superb newly fitted contemporary living kitchen with integrated appliances, dining and sitting area with log burning stove and bi-fold doors opening onto garden, upvc double glazed garden room and an useful ground floor bedroom four/family room. To the first floor there is a luxury fitted master bedroom with dressing room and ensuite shower room, guest bedroom two with luxury fitted shower room, further bedroom and a family bathroom.

Outside the property has ample off road parking leading to garage with electric up and over door and workshop to the rear. The gardens to this property are a particular feature with barbecue area and being extremely private.

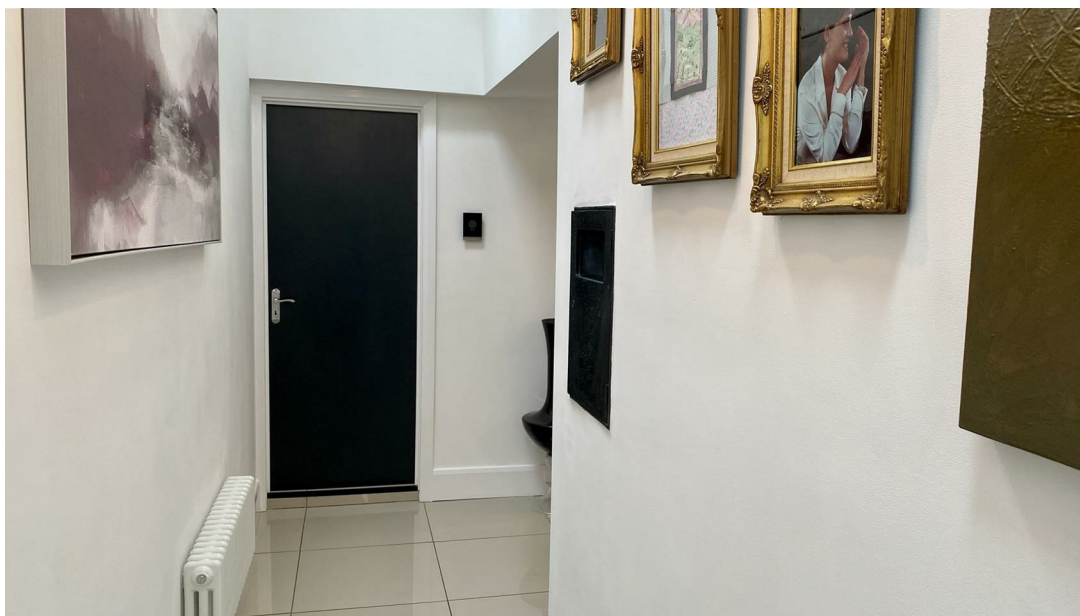
It is situated in a sought after location convenient for Burbage village centre with its shops, schools and amenities. Those wishing to commute will find easy access to the A5 and M69 junctions making travelling to further afield excellent.

More specifically the well planned, gas fired centrally heated and upvc double glazed accommodation comprises:

L SHAPED ENTRANCE HALL

15'5" - 5'6" (4.7m - 1.7m)

having composite double glazed front door, high gloss cream ceramic flooring, concertina central heating radiator, velux double glazed roof lights.



UTILITY ROOM

10'5" x 5'10" (3.2m x 1.8m)

having deep glazed sink with hot and cold water, space and plumbing for washing machine and tumble dryer.

GARAGE

17'8" x 9'2" (5.4m x 2.8m)

having electric up and over door, power and light.

GARAGE - WORKSHOP AREA

16'4" x 6'6" (5m x 2m)

having upvc double glazed rear door, roof storage and housing the gas fired combination boiler for central heating and domestic hot water.

INNER HALL

13'1" x 5'6" (4m x 1.7m)

having designer central heating radiator and high gloss cream ceramic flooring.

GUEST CLOAKROOM

having white suite including low level w.c., wash hand basin, chrome designer central heating radiator and ceramic flooring.



LOUNGE

16'8" x 12'1" (5.1m x 3.7m)

having two double glazed windows, two central heating radiators and wall mounted gas flame effect fire.



LOUNGE



LIVING KITCHEN

23'11" x 22'7" (7.3m x 6.9m)

KITCHEN AREA (5.1m x 3.7m) having an excellent range of high gloss units including ample base units, drawers and wall cupboards, white granite work surfaces, integrated dishwasher, built in double oven and grill, ceramic hob, two microwaves, integrated larder fridge and freezer, island unit with Karron double bowl sink with mixer tap, under lighting and LED lighting and engineered light oak flooring. LIVING AREA having matching flooring, feature cornish slate walling, two designer central heating radiators and Bi-Fold doors opening onto the private rear garden.



LIVING KITCHEN



LIVING KITCHEN



LIVING KITCHEN



GARDEN ROOM

13'9" x 13'5" (4.2m x 4.1m)

having triple glazed roof lights, ceramic terracotta tiled flooring, central heating radiator with cover, dark upvc double glazed curved windows overlooking the rear garden and French doors opening onto garden.



BEDROOM FOUR

18'0" x 7'2" (5.5m x 2.2m)

having central heating radiator with cover.



FIRST FLOOR LANDING

having spindle balustrading and access to the roof space.

MASTER BEDROOM

17'4" x 12'1" (5.3m x 3.7m)

having feature archway and central heating radiator.



DRESSING AREA

having two double wardrobes and further wardrobe.



ENSUITE

7'2" x 6'10" (2.2m x 2.1m)

having double shower cubicle with drencher and hand shower, vanity unit with double bowl sink, integrated low level w.c., chrome ladder style towel rail, LED lighting, fully tiled contemporary ceramic walls and flooring.



BEDROOM TWO

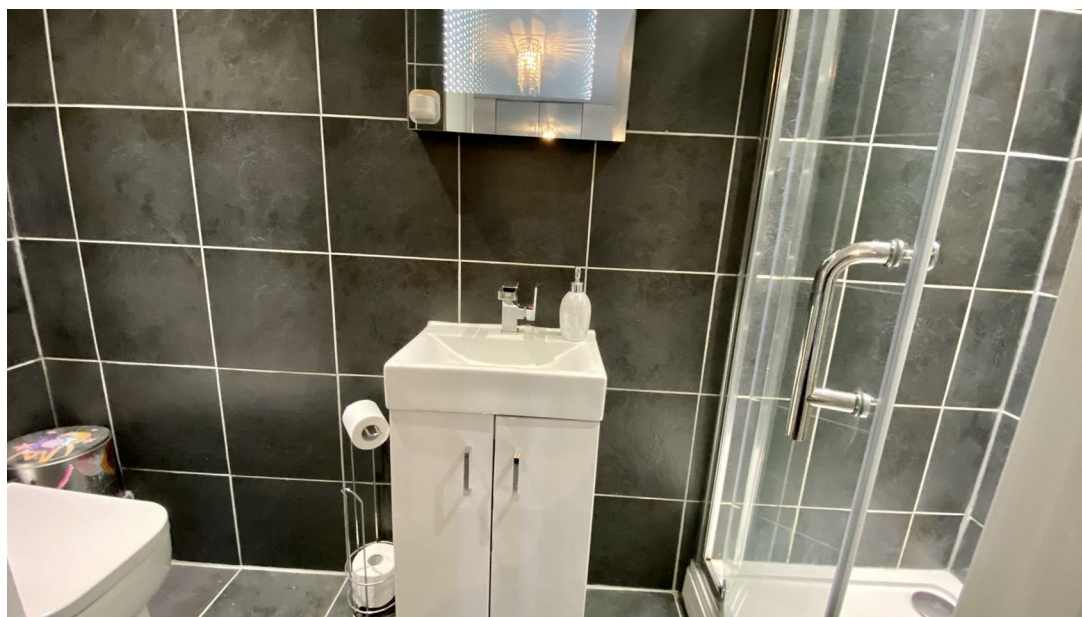
11'9" x 9'10" (3.6m x 3m)

having mirror fronted wardrobes and designer central heating radiator.



ENSUITE SHOWER ROOM

having low level w.c., vanity unit with wash hand basin, double shower cubicle with drencher shower, LED lighting, extractor fan, chrome ladder style heated towel rail, infinity mirror, fully tiled contemporary ceramic walls and flooring.



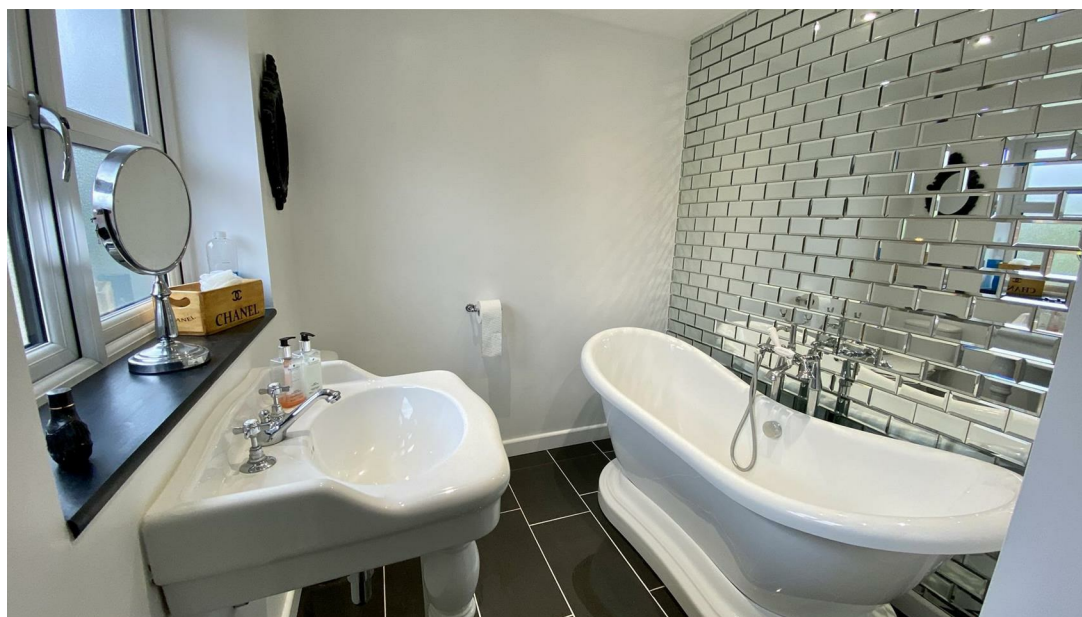
BEDROOM THREE

10'5" x 6'6" (3.2m x 2m)
having central heating radiator.



BATHROOM

Having white three price suite comprising slipper style bath with Victorian style mixer tap over, white porcelain vanity sink, low level flush WC, mirror brick-style tiling to one wall, tiled flooring and radiator.



OUTSIDE

There is direct vehicular access over a tarmacadam driveway with standing for several cars leading to GARAGE. Side gate leading to a fully enclosed beautifully landscaped rear garden with well fenced boundaries, mature lawn, specimen trees and shrubs, herringbone patio area, space for hot tub, garden lighting. Barbecue area with built in barbecue. Not overlooked from the rear garden.



PLEASE NOTE:

These particulars are produced in good faith as a general guide only and do not constitute any part of a contract. Intending purchasers should make their own inspection and enquiries in order to satisfy themselves of their authenticity and no responsibility is accepted for any errors or omissions herein. No person in the employment of Castle Estates has any authority to make any representation or warranty in relation to this property.

FIXTURES AND FITTINGS

Specifically excluded unless mentioned in these details but may be available by separate negotiation if required. Telephones and points (where fitted) are subject to the service providers regulations.

OFFER PROCEDURE

As we have an obligation to our Vendor Client to ensure that any offers made for this property can be substantiated one of our financial services representatives will contact you to qualify your offer.

ADDITIONAL NOTES

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the information for you. The agent has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from the solicitor or surveyor. All measurements quoted are approximate and are for guidance purposes only. Purchasers are advised to check all measurements critical to requirements.

BUSINESS HOURS

Monday to Friday 9.00 a.m. to 5.30 p.m. Saturday 9.00 a.m. to 12.00 p.m.

OUTSIDE



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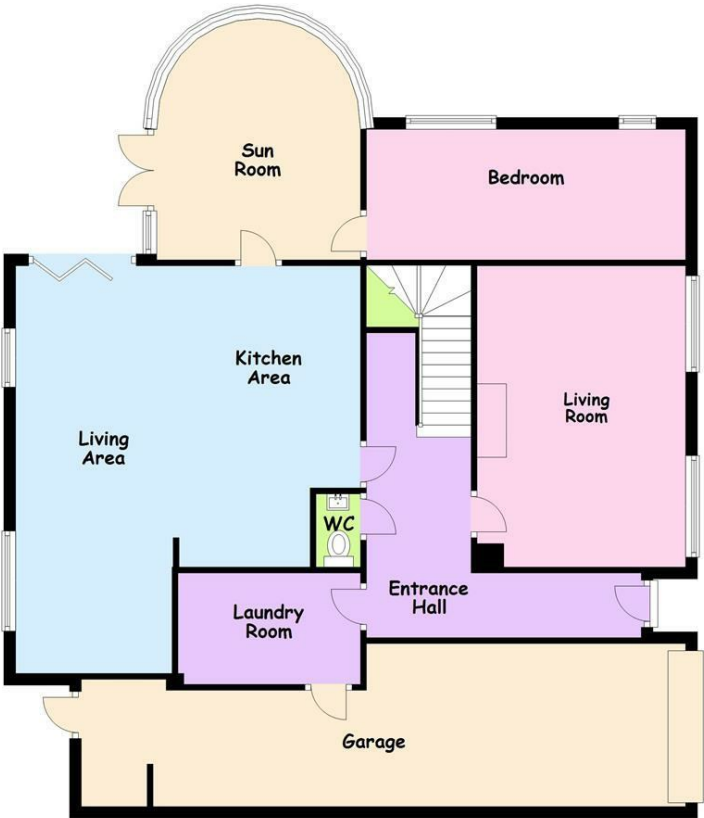
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
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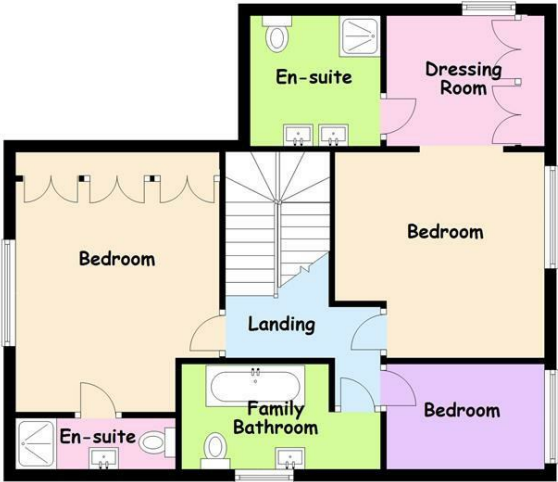
Ground Floor

Approx. 135.9 sq. metres (1462.8 sq. feet)



First Floor

Approx. 60.1 sq. metres (647.3 sq. feet)



Total area: approx. 196.0 sq. metres (2110.1 sq. feet)

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