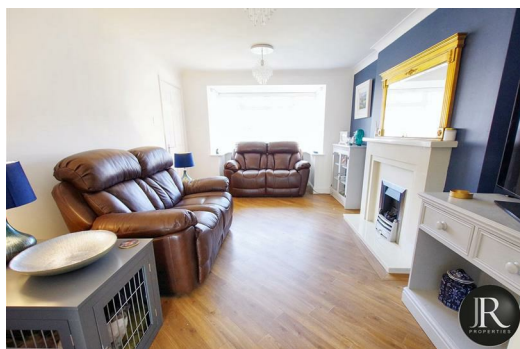
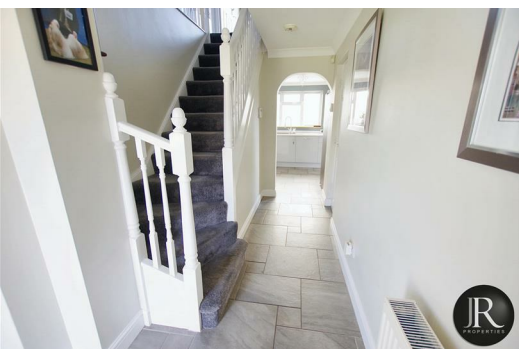


# Your local property experts



28 Thorn Close, Rugeley, WS15 1TA

Guide Price £350,000



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JR Properties Ltd, 25b Horsefair, Rugeley, Staffs, WS15 2EJ  
VAT No: 167 4441 94 Company Reg: 7673595

**\*\* VIRTUAL TOUR AVAILABLE \*\*** JR Properties are pleased to offer For Sale this immaculately presented four bedroom detached family home situated on popular residential development. We advise viewing to avoid disappointment.

The accommodation briefly consists of reception hall with stairs to first floor, arch to kitchen and doors to lounge and the additional sitting room. The family lounge is fitted with attractive Amtico flooring and leads through to the dining room with patio door to the conservatory. From the hall and dining room leads the modern fitted kitchen and guest wc. The additional sitting room has been converted from the garage and offers versatile space as playroom or potential bedroom five.

The first floor offers four bedrooms, modern fitted en-suite and main family bathroom.

Externally there are attractive gardens with large patio and driveway for several vehicles.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
Not energy efficient - higher running costs	(1-20) <b>G</b>		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-20) <b>G</b>		



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