



3 Eaton Croft

, Rugeley, WS15 2BP

Guide price £365,000



Dwellings Estate Agents are thrilled to present this exquisite four-bedroom detached family residence located within an exclusive, privately gated cul-de-sac. This property enjoys a convenient location within close proximity to Rugeley town centre, providing access to a wide array of amenities. Additionally, it is just a few minutes away from the remarkable natural beauty of Cannock Chase. Local educational options consist of Churchfield Primary School and Hagley Park Academy. Commuters will appreciate the accessibility of major routes such as the A51, A460, and the M6 Toll road, which seamlessly connect to the Midlands motorway network. Furthermore, Rugeley town centre offers easy access to train and bus routes.

This property is immaculately presented throughout. The property is set over three floors and is a spacious family home that offers versatile living accommodation. The ground floor briefly comprises: an entrance hallway, a modern fitted kitchen, a spacious open-plan lounge diner, a rear conservatory, and a studio/home office. An open landing on the first floor leads to three double bedrooms with a family bathroom, and the master bedroom benefits from an en-suite. The second floor comprises a top-floor spacious bedroom with a landing area and further en-suite.

Externally, to the front of the property is a private driveway with parking for up to three vehicles. To the rear, the private garden faces southwest and enjoys sun throughout the day. It features a low-maintenance



LIVING ROOM 13'1" x 20'4" (4.0 x 6.20)

WC 3'5" x 5'6" (1.09 x 1.69)

PANTRY 3'3" x 7'6" (1 x 2.30)

KITCHEN 12'1" x 8'10" (3.69 x 2.70)

STUDY 11'5" x 7'6" (3.50 x 2.30)

CONSERVATORY 10'6" x 11'1" (3.21 x 3.40)

LANDING 10'7" x 9'10" (3.25 x 3)

MASTER BEDROOM 15'5" x 8'6" (4.71 x 2.60)

EN-SUITE 6'5" x 4'7" (1.96 x 1.40)

BEDROOM TWO 11'2" x 10'2" (3.41 x 3.10)

BEDROOM THREE 9'10" x 9'10" (3 x 3)

FAMILY BATHROOM 6'5" x 6'6" (1.96 x 2)

LANDING 9'11" x 7'10" (3.04 x 2.41)

BEDROOM FOUR 13'7" x 12'1" (4.16 x 3.69)

EN-SUITE 5'9" x 6'6" (1.76 x 2)

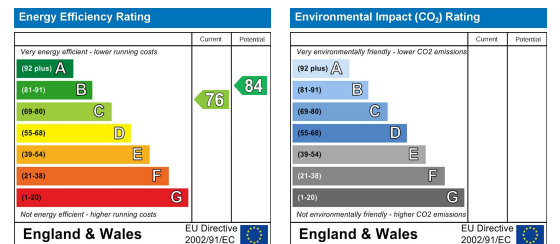
Area Map



Floor Plans



Energy Efficiency Graph



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