



12 Hood Lane, Rugeley WS15 4AG

Offers In Excess of £599,950

HUNTERS[®]
EXCLUSIVE



Hood Lane, Rugeley WS15 4AG

this fabulous, extended family home offers versatile living with several reception rooms and spacious living accommodation. Located in the popular village of Armitage, which benefits from having great transport links to the A38, A5 and M6 toll aswell as benefitting from shops, a butchers, post office, doctors and local pubs. The property sits back from the road and provides ample off-road parking aswell as a tandem garage. A real bonus of this property is the timber cabin housing the heated swimming pool which is a rare find in a family home. Viewing is essential to appreciate the amount of space this property has to offer which in brief comprises of; Entrance Hallway, Guest WC, Living Room, Dining Room, Office/Study, Dining Kitchen, Utility Room and Family Room.

First Floor Landing, Master Bedroom with Dressing Area and En-suite, Bedroom with an En-suite WC, Two Further Bedrooms and a Family Bathroom.

Enclosed Rear Garden, Heated Swimming Pool, Tandem Garage with a Gym and ample off-road parking to the front. EPC RATING - C





Entrance Hallway

accessed via a UPVC double-glazed front entrance door and having a useful storage cupboard. Ceiling light point, radiator and stairs leading to the first floor

Guest WC

having a pedestal hand wash basin and a close-coupled WC. Ceiling light point and a radiator.

Living Room

having a feature fireplace with a log burning stove on a tiled hearth with a timber mantle. Ceiling light point, coving, two radiators, doors into the study and a UPVC double-glazed window to the front aspect

Snug/Study

having a ceiling light point, radiator and UPVC double-glazed bi-fold doors onto the rear garden. Door into the

Dining Kitchen

having a recently fitted kitchen comprising of wall and base units with wood work surfaces, co-ordinating upstands and an inset acrylic sink with drainer and modern mixer tap. Integrated Zanussi oven, electric hob with extractor



hood, Zanussi dishwasher and space for an American style fridge-freezer. Inset ceiling spotlights, coving, useful pantry cupboard housing the central heating boiler, wood effect laminate flooring, door back through to the hallway, UPVC double-glazed window to the rear aspect and a door into the

Utility Room

fitted with a range of wall and base units with roll top work surfaces and an inset stainless steel with drainer. Ceiling light point, coving, space with plumbing for a washing machine and tumble drier, grey laminate flooring, UPVC double-glazed door to the side of the property and a door leading into the

Family/Games Room

having a ceiling light point, radiator and UPVC double-glazed bi-folding doors onto the rear garden

Dining Room

having a ceiling light point, radiator and a UPVC double-glazed window to the front aspect

First Floor Landing

having a useful fitted storage cupboard. Ceiling light point, loft access and a UPVC double-glazed window to the front aspect



Master Bedroom with Dressing Area

benefitting from a range of fitted wardrobes and having a ceiling light point, radiator and open access into the dressing area which has a ceiling light point, radiator, UPVC double-glazed window overlooking the rear garden and a door into the

En-suite

fitted with a fully tiled corner shower cubicle, vanity hand wash basin and a close-coupled WC. Ceiling light point, towel radiator, tiled floor and a UPVC double-glazed window to the rear aspect

Bedroom Two

having a ceiling light point, radiator, UPVC double-glazed window to the rear aspect and a door into the

En-suite WC

having a pedestal hand wash basin and a close-coupled WC. Ceiling light point, towel radiator and a UPVC double-glazed window to the side aspect

Bedroom Three

having a ceiling light point, radiator and a UPVC double-glazed window to the front aspect



Bedroom Four

having a ceiling light point, radiator and a UPVC double-glazed window to the front aspect

Family Bathroom

having a four-piece white suite comprising of; panelled bath, enclosed shower cubicle with a mains powered overhead fitment, pedestal hand wash basin and a vanity WC. Inset ceiling spotlights, tiling to walls, towel radiator, tiled floor and a UPVC double-glazed window to the side aspect

Outside

the front of the property is set back from the road in a private position and is accessed via wrought iron gates. There is a block paved driveway providing off-road parking for several vehicles, mature shrubs and hedges and access to the side of the property via a timber pedestrian gate.

the generous rear garden is landscaped and has a lawn with well established shrubs, trees and flower beds. There is a paved patio seating area, further paved area with two timber storage sheds, useful outside water tap, screen fencing, pedestrian gate to the front of the property and access into the



Pool Room

a timber cabin which houses the heated swimming pool measuring 8mx4m and the pump room for the pool maintenance

Integral Garage

accessed via an electric roller shutter door and having a ceiling light point, electric points and a door giving access to the

Gym/Storage

accessed through the garage and having a ceiling light point, electric points and a door into the rear garden

Council Tax Band - F

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
Powered by www.focalagent.com



HUNTERS[®]
EXCLUSIVE