



Durham Drive  
Rugeley



# Durham Drive Rugeley



Lovett&Co. Estate Agents are pleased to offer for sale this well presented three bedroom link detached family home situated on a popular residential area on the footstep of Cannock Chase, an area of outstanding natural beauty.

Offered with NO ONWARD CHAIN.

The property briefly comprises: entrance hallway, lounge, open plan kitchen-diner, large rear conservatory, garage and utility, landing, three bedroom and modern fitted shower room.

The property benefits from new flooring throughout, as well as UPVC double glazing and gas central heating.

Externally there is a block paved driveway with parking for at least two vehicles plus a private rear garden with block paved patio area ideal for entertaining, as well as lower level garden with mature planted shrubs and trees.

It is situated within easy reach of Rugeley town centre which offers a wide range of amenities and also benefits from being only a couple of minutes away from Cannock Chase, an area of outstanding natural beauty. Local schools include Churchfield Primary School and Hageley Park Academy. Commuter benefits include A51, A460 & M6 Toll road linking the midlands motorway network with train & bus routes available from Rugeley town centre.

## RECEPTION HALL:

UPVC door, laminate flooring, ceiling light point, stairs to first floor, door to the lounge.

## LOUNGE:

12' 8" x 13' 11" (3.85m x 4.25m)  
Carpeted flooring, TV aerial & phone sockets, ceiling light points, radiator, window to front and door to the kitchen-diner.

## KITCHEN-DINER:

15' 11" x 9' 10" (4.85m x 3.00m)  
Range of matching modern fitted wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated oven and 5 ring hob with extractor hood, under stairs store cupboard, new flooring, light points, ample space for dining table and chairs, window and patio doors to the conservatory, door into the garage.

## CONSERVATORY:

14' 1" x 9' 7" (4.28m x 2.92m)  
Pitched poly-carbonate roof with UPVC frame set on a brick base, new flooring, ceiling light point and fan, radiators, windows and French doors to the garden.

## INTEGRAL GARAGE:

7' 10" x 17' 1" (2.40m x 5.20m)  
Up and over front door, light and electric points, door into the utility.

## UTILITY:

7' 3" x 7' 3" (2.21m x 2.20m)  
Space for white goods, light point, wall mounted gas boiler, UPVC door to the garden.

## FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to three bedrooms, family bathroom and access to the loft space.





**BEDROOM ONE:**

9' 6" x 11' 8" (2.90m x 3.56m)  
Built in wardrobe, new carpeted flooring, radiator, ceiling light point and window to front.

**BEDROOM TWO:**

9' 5" x 9' 10" (2.88m x 3.00m)  
Carpeted flooring, ceiling light point, radiator, window to rear.

**BEDROOM THREE:**

7' 3" x 9' 0" (2.20m x 2.75m)  
Carpeted flooring, ceiling light point, radiator and window to the front.

**SHOWER ROOM:**

Modern fitted white suite comprising: walk in shower cubicle, vanity unit with wash hand basin and low level WC, towel rail, shave point and window to the rear.

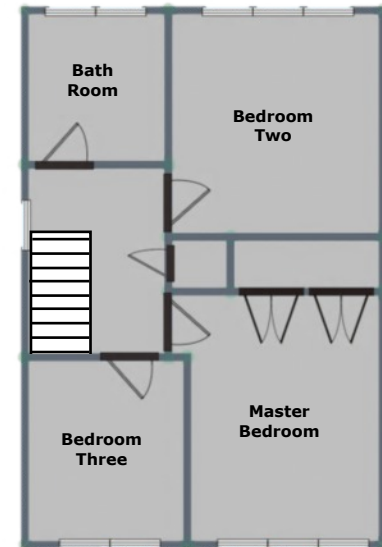
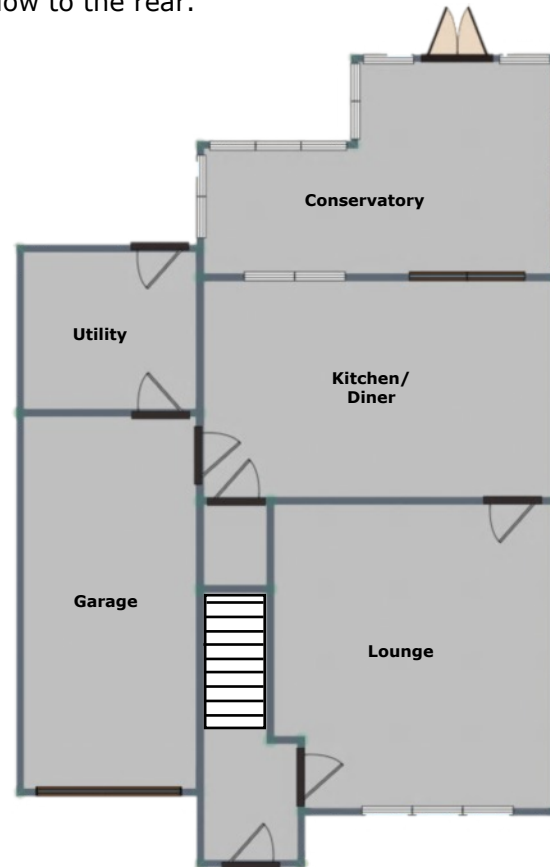


**VIEWING:**

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

**DISCLAIMER:**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		