



Bagnall Way
Hawksyard, Rugeley

Bagnall Way Hawksyard



Lovett&Co. Estate Agents are pleased to offer for sale this immaculately presented four bedroom detached family home situated down a quiet cul-de-sac on the sought after new-build Hawksyard development.

The standout features of the property include: a superb spacious open plan dining-kitchen and lounge, good sized bedrooms with en-suite to the master, private rear garden as well as a garage and driveway providing off road parking.

The location benefits from facilities found within the nearby village of Armitage as well as the Cathedral City of Lichfield or Rugeley town centres. Commuter benefits include A5, A38 and the M6 toll Road linking the Midlands Motorway network, Rugeley Trent Valley train station is within ten minutes walk providing regular local & cross country services.

The property has two floors; on the ground floor: reception hallway, lounge, dining kitchen and guest w/c. On the top floor: three bedrooms and family bathroom. The property benefits from UPVC double glazing and central heating through out.

RECEPTION HALL:

Front entrance door, vinyl flooring, ceiling light point, useful storage cupboard, stairs to first floor accommodation and doors to kitchen, guest and lounge.

LOUNGE:

10' 7" x 16' 2" (3.23m x 4.93m)
Carpeted flooring, TV & phone sockets, ceiling light point, radiator, window to front and French doors to kitchen.

OPEN PLAN DINING KITCHEN:

20' 3" x 14' 11" (6.17m x 4.54m)
Range of modern matching wall and base units incorporating cupboards, drawers and work surfaces, inset bowl sink and drainer with mono tap, oven and 4 ring hob with extractor fan, wall tiling, vinyl flooring, ceiling spot lights, space and plumbing for washing machine, fridge-freezer and dishwasher, space for table and chairs, window and French doors to the rear garden.

GUEST W/C:

Suite comprising: w/c, hand wash basin, ceiling light point and window to front.

FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, access to loft, window to side, doors off to four bedrooms, family bathroom and airing cupboard.

MASTER BEDROOM:

10' 10" x 13' 1" (3.31m x 4.00m)
Built in wardrobe, carpeted flooring, radiator, ceiling light point, window to rear and door to en-suite.

MODERN EN-SUITE:

Suite comprising: shower cubicle, wash hand basin, radiator, ceiling light point and window to side.

BEDROOM TWO:

10' 10" x 10' 2" (3.31m x 3.09m)
Carpeted flooring, ceiling light point, radiator, window to front and access to loft.





BEDROOM THREE:

9' 1" x 7' 10" (2.78m x 2.40m)
 Carpeted flooring, ceiling light points, radiator and window to front.

BEDROOM FOUR:

9' 1" x 6' 7" (2.78m x 2.00m)
 Carpeted flooring, ceiling light points, radiator and window to rear.

FAMILY BATHROOM:

White suite comprising: White suite comprising: bath, pedestal wash hand basin, W/C, vinyl flooring, ceiling light point, radiator and window to side.



EXTERNALLY:

At the front is a tarmac drive with parking for two vehicles which leads to the garage providing further parking. The private rear garden is enclosed by fenced borders with gated side access and features; patio area ideal for entertaining and a lawn.

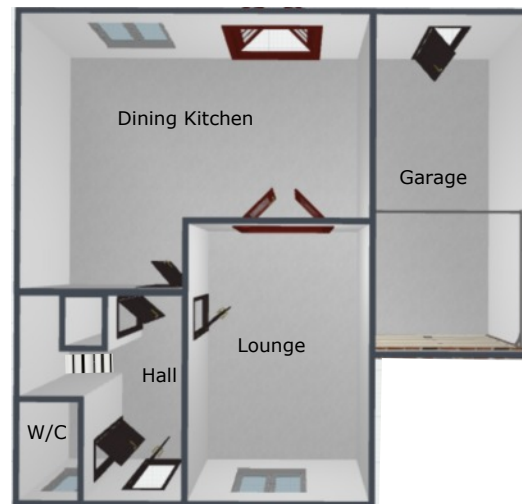
VIEWING:

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

DISCLAIMER:

These particulars are set up as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as representations or fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Lovett&Co has any authority to make or give any representation or warranty whatsoever in relation to this property.

Ground Floor



First Floor

