



**The Croft**  
**Longdon, Rugeley**



# The Croft Longdon



Lovett&Co. Estate Agents are pleased to offer for sale this stunning, extended four bedroom executive detached house, situated in a prime position at the end of a quiet cul-de-sac in the popular village of Longdon.

The property offers spacious living and sleeping accommodation, finished to a high standard throughout and comprises entrance porch, hallway, contemporary open plan living space with sitting and dining areas plus a new high spec kitchen and rear conservatory, inviting reception hallway, new lounge with feature log burner, guest w/c, four double bedrooms, superb luxury bathroom and useful attic room.

Externally there is a substantial landscaped private rear garden which features decked and paved patio areas, lawn, various mature trees, plants and shrubs plus a useful summerhouse. Furthermore there is an integral garage with new electric door and a driveway with parking for numerous vehicles.

The village of Longdon is held in high regard as a popular rural residential village close to the City centre of Lichfield and on the edge of Cannock Chase. Within walking distance to excellent primary schools and feeder schools in Lichfield and home to local amenities including local village pubs, Lichfield Golf & Country clubs and good commuter links from Rugeley Trent valley Rail Station linking London Euston and Lichfield City Rail station to Birmingham New street Station.

## RECEPTION HALL:

Accessed via the porch and featuring: front entrance door, LVT flooring, recessed spot lighting, useful cloaks cupboard, radiator with decorative cover, stairs to first floor accommodation, doors to lounge and kitchen-diner.

## LOUNGE:

13' 1" x 11' 5" (3.98m x 3.49m)  
Feature Inglenook fireplace with fitted log burner, carpeted flooring, TV & phone sockets, radiators with decorative cover, ceiling light point, fitted cabinets and shelving, wooden wall panelling and window to front.

## KITCHEN-DINER:

25' 3" x 9' 5" (7.69m x 2.87m)  
Range of matching wall and base units incorporating cupboards, drawers and work surfaces inset bowl sink and drainer with mono tap, integral dishwasher, space for Range oven and further appliances, breakfast bar, tiled splash backs, LVT flooring, window to rear and open plan to conservatory.

## CONSERVATORY:

3.81m (12' 6") X 2.79m (9' 2")  
Pitched solid roof with upvc frame set on a brick base, LVT flooring, recessed spot lighting and French doors to rear garden.

## UTILITY:

Tiled flooring, ceiling light point, radiator, window to side, doors to garage, rear garden and guest w/c.

## FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, stairs to attic room, doors off to four bedrooms and family bathroom.

## MASTER BEDROOM:

4.24m (13' 11") X 3.33m (10' 11")  
Carpeted flooring, radiator with decorative cover, ceiling light points and window to front.

## BEDROOM TWO:

3.40m (11' 2") X 3.28m (10' 9")  
Carpeted flooring, recessed spot lighting, radiator and window to rear.





**BEDROOM THREE:**

5.21m (17' 1") X 2.44m (8' 0")  
 Carpeted flooring, ceiling light point, radiator and window to front.

**BEDROOM FOUR:**

3.33m (10' 11") X 2.54m (8' 4")  
 Laminate flooring, ceiling light point, radiator, storage cupboard and window to front.

**FAMILY BATHROOM:**

White suite comprising: free standing bath, fully tiled shower cubicle with mains shower, vanity unit with inset hand basin, low level flush WC, radiator and heated towel rail, wooden wall panelling, walls to half height, recessed spot lighting and two windows to rear.



**ATTIC ROOM:**

11' 9" x 8' 0" (3.58m x 2.45m)  
 Carpeted flooring, ceiling light point, radiator sky lights to front and rear and window to side.

**GARAGE:**

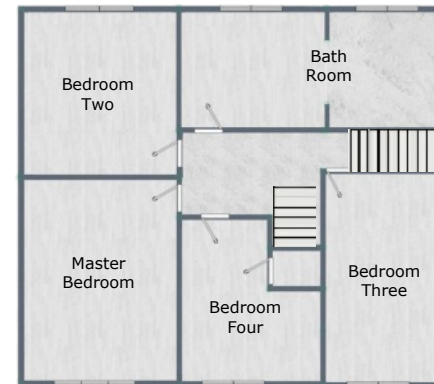
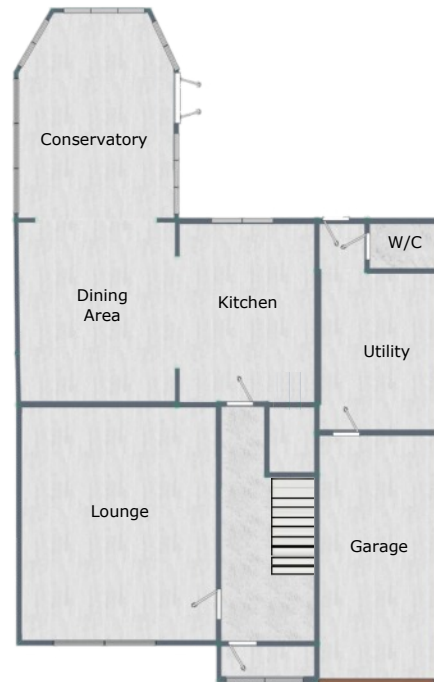
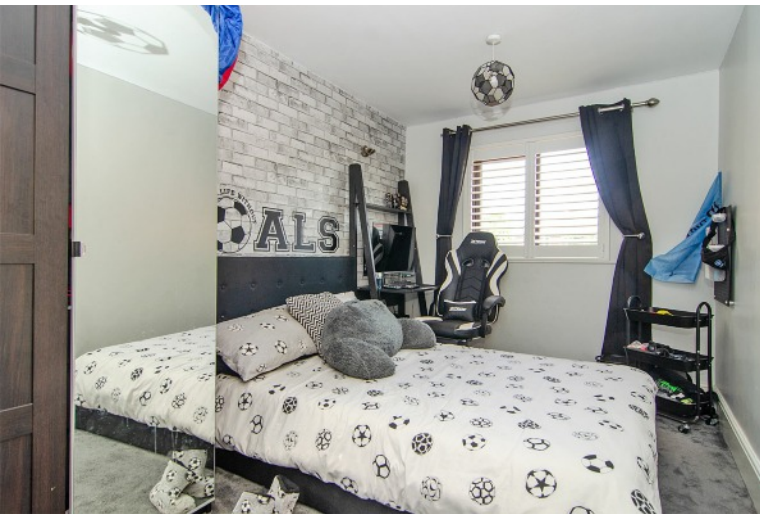
5.66m (18' 7") X 2.49m (8' 2")  
 With up and over entrance door to front aspect, light and power, wall mounted boiler.

**VIEWING:**

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

**DISCLAIMER:**

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