



Albany Drive
Rugeley

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Lovett&Co. Estate Agents are pleased to offer for sale this superbly presented three bedroom detached family home with stunning rear ground floor extension offering an impressive open plan kitchen and living area.

Situated just a short walk from the local canal the property is situated on a quiet residential cul-de-sac.

The property briefly comprises: hallway, downstairs WC, spacious front lounge, generous side entrance with cloak area, utility room, office/study and the large rear open plan kitchen and dining area. The first floor comprises three bedrooms and a large family bathroom all accessed from the landing.

Externally there is parking for several vehicles on the private side driveway with access to the detached garage, a gated private rear garden perfect for families to play and for entertaining guest, plus a lawn front garden with path to the front door. There are a number of outside taps including 1 hot tap plus further outside electric sockets.

The extension was completed in 2022 with a number of other works carried out at the time which included: a new gas central heating boiler and new lighting with automatic day-time sensors. The detached garage was completed in 2021 and features a separate electric consumer unit, light and electric points, plus 32v socket and EV charger.

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 Chancel Primary School, John Bamford Primary, Western Springs Junior, The Hart School and Hob Hill Primary with the property being within its catchment area.

Commuter benefits include A51, A460 & M6 & M6 Toll road linking the midlands motorway network plus train links to Birmingham and London at both Rugeley Town and Rugeley Trent Valley Stations respectively.

FRONT HALLWAY:

UPVC entrance door, laminate flooring, ceiling light point, doors to the WC and lounge.

LOUNGE:

13' 3" x 15' 8" (4.03m x 4.78m)
Feature fireplace with fitted coal effect gas fire, carpeted flooring, TV aerial points, ceiling light point, radiator, bay window to the front, opening to the stairs and further opening to the rear hallway.

SIDE ENTRANCE / CLOAK AREA:

Side entrance door from the driveway, laminate flooring, recess spot lights, space for hanging coats and storing boots, doors to the kitchen-diner, office and utility.

OPEN KITCHEN-DINER:

20' 10" x 12' 0" (6.35m x 3.65m)
Range of matching modern fitted wall and base units incorporating cabinets, drawers and work surfaces with inset bowl sink and drainer with mono tap, integrated double oven/grill and induction hob with extractor hood, further integrated dishwasher, space for a fridge-freezer, pitched ceiling with velux skylights and spot lighting, window and bi-fold doors to the rear garden, laminate flooring and radiator, ample space for dining table and chairs as well as sofa.

OFFICE:

12' 5" x 5' 11" (3.78m x 1.80m)
Fitted cabinets, carpeted flooring, ceiling spot lights, radiator and windows to front.

UTILITY:

Fitted wall and base units with sink and drainer plus mono tap, space for a washing machine, spot lights, radiator, laminate flooring and under stairs store cupboard.

DOWNSTAIRS WC:

Suite comprising: cabinet wash hand basin, low level WC, radiator, light point and window to the front.





FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to three bedrooms, family bathroom and access to the loft space via a pull down ladder.

MASTER BEDROOM:

14' 3" x 9' 2" (4.34m x 2.80m)
Built in wardrobes and airing cupboard, carpeted flooring, radiator, ceiling light point and windows to the front.

BEDROOM TWO:

9' 6" x 10' 11" (2.90m x 3.33m)
Carpeted flooring, ceiling light point, radiator and window to the rear.

BEDROOM THREE:

6' 7" x 8' 0" (2.00m x 2.45m)
Carpeted flooring, ceiling light point, radiator and window to the rear.

FAMILY BATHROOM:

White suite comprising: large corner Jacuzzi bath, separate shower cubicle, pedestal wash hand basin, low level W/C, wall tiling, tiled flooring, ceiling spot lights, heated chrome towel rail and window to the side.

VIEWING:

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

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