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estate agents

Chaseley Road
Etching Hill, Rugeley

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Lovett&Co. Estate Agents proudly presents this exquisite four-bedroom detached executive-style residence, showcasing an exceptional high-spec luxury finish throughout.

Built just three years ago, this remarkable property offers an impressive expanse of sophisticated living and sleeping accommodation, thoughtfully designed to cater to the needs of modern, growing families.

Upon entry, you are welcomed by a spacious front lounge or games room, perfect for relaxation or entertainment. The breathtaking open-plan breakfast kitchen, complete with a stylish sitting area and elegant rear dining space, seamlessly blends contemporary design with functionality. A separate utility room, convenient WC, and integral garage further enhance the property's practical appeal.

The generously sized open landing leads to four beautifully appointed double bedrooms and a luxurious family bathroom. The two primary bedrooms boast lavish en-suite facilities, ensuring privacy and comfort.

Nestled behind a hedged front border, the property enjoys a peaceful setting away from the main road, complemented by a large front driveway offering ample parking for several vehicles. The expansive rear garden is a true haven, featuring a pristine lawn and inviting patio area—perfect for alfresco dining, entertaining guests, or providing a safe, enjoyable space for children and pets to play. A charming wooded area at the rear adds a touch of natural serenity.

Additional premium features include double glazing and efficient central heating throughout, with the added luxury of under-floor heating in the ground floor living areas.

Chaseley Road, Etching Hill occupies an established sought after area and provides ease of access into Rugeley, Lichfield, Stafford & Cannock town centres all offering a diverse range of amenities. Excellent commuter links are available with the A38, M6 linking the Midlands motorways. The property also benefits from being just a couple of minutes away from Cannock Chase, an area of outstanding natural beauty.

LOUNGE/GAMES ROOM:

12' 6" x 17' 9" (3.80m x 5.40m)

Tiled flooring with under-floor heating, ceiling spot lights, composite entrance door and bay window to the front, bespoke built staircase with wooden balustrade and glass partitions, ample room for sofas, TV etc or for use as a games room with pool table. Doors lead to the garage, WC, utility, and rear open plan living area.

OPEN PLAN LIVING AREA/KITCHEN:

23' 0" x 15' 10" (7.02m x 4.82m)

Open plan area with a stunning breakfast kitchen to the left hand side, and sitting area to the right, opening to the rear dining area, again with tiled under-floor heating throughout.

The kitchen features marble effect work surfaces and island with breakfast bar, with fitted cabinets, drawers and range cooker, with extractor hood, further integrated dishwasher, space for an American fridge-freezer, ceiling spot lights and light points above the island.

REAR DINING AREA:

9' 11" x 12' 9" (3.02m x 3.88m)

With vaulted ceiling and skylights adding the spacious feel of the property there are also full height windows and bi-fold doors leading into the garden, plus ceiling spot lights and light points.

UTILITY:

Fitted work top and cabinets with inset sink and drainer with mono tap, space for a washing machine and dryer, ceiling spot lights, tiled flooring and door to the side access.

GUEST WC:

Modern fitted suite comprising: low level WC, cabinet wash hand basin, tiled flooring, spot lights, extractor and window to the side.

LANDING:

Carpeted flooring, loft hatch, doors to the four bedrooms, family bathroom plus useful storage cupboard currently used as a dressing area.

MASTER BEDROOM:

11' 6" x 15' 9" (3.50m x 4.80m)

Carpeted flooring, radiator, ceiling light point, window to rear and door to the en-suite.

EN-SUITE SHOWER ROOM:

Walk in shower cubicle, wash hand basin, low level WC, vinyl flooring, tiled walls, spot lights, heated towel rail, extractor, shave point and window to the side.

BEDROOM TWO:

11' 6" x 15' 9" (3.50m x 4.80m)

Carpeted flooring, radiator, ceiling light point, window to rear and door to the en-suite.

EN-SUITE SHOWER ROOM:

Walk in shower cubicle, wash hand basin, low level WC, vinyl flooring, tiled walls, spot lights, heated towel rail, extractor, shave point and window to the side.





BEDROOM THREE:

11' 4" x 11' 8" (3.45m x 3.55m)

Carpeted flooring, ceiling light point, radiator and window to the front.

BEDROOM FOUR:

11' 6" x 10' 2" (3.50m x 3.10m)

Carpeted flooring, ceiling light point, radiator and window to the front.

FAMILY BATHROOM:

White suite comprising: bath with shower above, vanity unit with wash hand basin and low level WC, spot lights, heated towel rail, wall tiling and window to the side.

GARAGE:

9' 10" x 19' 0" (3.00m x 5.80m)

Roller shutter electric front door, light and electric points, plus space for further white goods. Door into the front living room.

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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