

HENDERSON CONNELLAN

ESTATE AGENTS



Pullman Close, Rushton

"Striking, Stylish and Tasteful Design"

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Can all be found in this exceptional detached home, discreetly positioned within this most desirable village. Rushton offers a primary school, village pub, thriving cricket club and renowned Rushton Hall and Spa, there are also lovely rural walks virtually on the doorstep. The interior is stunning, with an entrance hall with wood effect specialist flooring in a herring bone design extending to the guest cloakroom, and light filled kitchen/dining room with integrated oven, hob and extractor fan and dishwasher, which is a great social space and opens to a utility room. The dual aspect living room has a lovely feature fireplace and the generous study/snug is versatile and could even be used for formal dining. Upstairs there is a principal bathroom and four bedrooms, great for family living, those working from home or just simply enjoying space. Oil fired central heating, sealed unit double glazing and security alarm system complete the inside. Outside the fore garden is attractively presented, there is a private block paved driveway to a single garage and a really good size wrap around garden. A very special home!

Living Room - 5.23m x 3.48m (17'2" x 11'5")

Kitchen/Dining Room - 4.04m x 3.35m (13'3" x 11'0")

Guest WC - 1.96m x 0.71m (6'5" x 2'4")

Utility Room - 1.96m x 1.93m (6'5" x 6'4")

Study - 3.35m x 2.62m (11'0" x 8'7")

Bedroom One - 3.53m x 3.35m (11'7" x 11'0")

Bedroom Two - 3.35m x 2.97m (11'0" x 9'9")

Bedroom Three - 2.72m x 2.46m (8'11" x 8'1")

Bedroom Four - 3.53m x 1.88m (11'7" x 6'2")

Bathroom - 2.01m x 1.8m (6'7" x 5'11")

- Sealed Unit Double Glazing
- Oil Fired Central heating
- Fabulous Kitchen/Dining Room
- Dual aspect living room with feature fireplace
- Versatile Study/Snug
- Four generous Bedrooms
- EPC RATING: C
- COUNCIL TAX: C

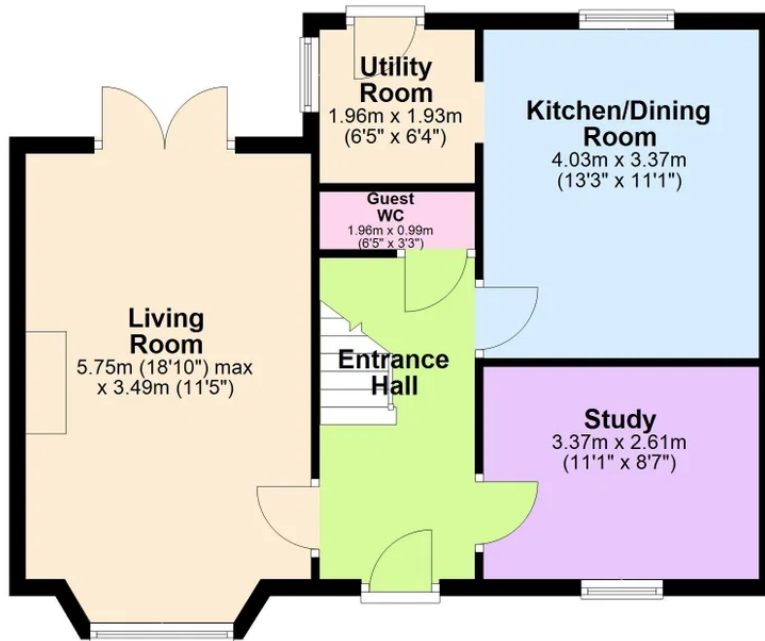
Tenure Freehold





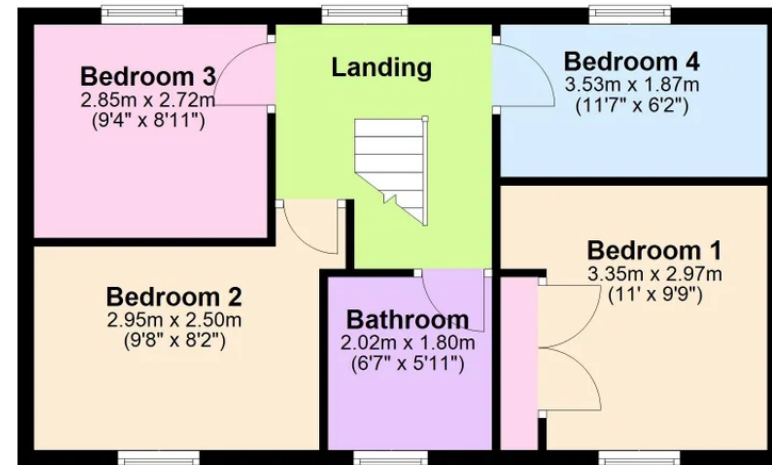
Ground Floor

Approx. 56.9 sq. metres (612.2 sq. feet)



First Floor

Approx. 47.1 sq. metres (507.4 sq. feet)



Total area: approx. 104.0 sq. metres (1119.6 sq. feet)



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Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

