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ESTATE AGENTS

# New Road, Rugeley - Beautifully Presented Family Home

£400,000

4 2 2



Situated on the sought-after New Road in Rugeley, this well-presented four-bedroom detached family home offers generous space throughout, perfect for modern family living.

This property enjoys a desirable location within Rugeley, conveniently positioned with a range of local amenities including supermarkets, cafes, and leisure facilities. The property is well placed for families, with popular local schools nearby such as The Hart School and St Joseph's Catholic Primary School. Rugeley Town Centre and Rugeley Trent Valley train stations offer excellent transport links, ideal for commuters. The scenic Cannock Chase Area is also just a short distance away, offering endless opportunities for walking, cycling, and outdoor pursuits.

The accommodation is arranged over two floors, beginning with a welcoming entrance hall that leads to a spacious living room and an open plan kitchen diner—ideal for everyday family life and entertaining. The ground floor also benefits from a useful utility area, guest WC, and a second reception room, perfect as a family room or home office. To the first floor, the Master bedroom features its own en-suite shower room, accompanied by two further double bedrooms, a single bedroom, and a contemporary family bathroom.

A fantastic opportunity to secure a well-located and spacious and beautifully presented family home—viewing comes highly recommended.

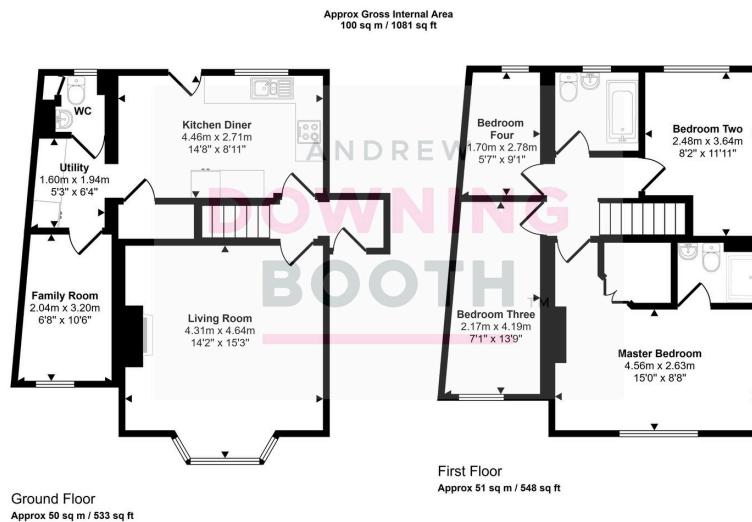
### Entrance Hall

A front facing composite door with glass panels in set opens to an entrance hall fitted with tile effect flooring and useful built in storage.

### Living Room

An impressively spacious living room features a front-facing UPVC double glazed window, a radiator, and an electric stove-style fire set on a tile-effect hearth with a wooden mantelpiece above. Either side of the chimney breast offers useful shelving adding both character and practicality to the room.





- Impressive Four Bedroom Family Home
- Spacious Master Bedroom With En-Suite
- Close to Local Schools and Amenities
- Well Presented Throughout
- Useful Utility Area
- Generous Sized Plot and Garden
- Large Driveway Offering Multiple Space For Parking
- EPC Rating: TBC
- Council Tax Band: C



### Energy Efficiency Rating

