

# Your local property experts



33 Hopkins Way, Rugeley, WS15 2AA

Chain Free £252,000



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Sales : 01889 577 731  
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JR Properties Ltd, 25b Horsefair, Rugeley, Staffs, WS15 2EJ  
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**\*\* 5% DEPOSIT CONTRIBUTION \*\* NEW BUILD \*\* NO CHAIN \*\*** Situated in an enviable town centre location, this stunning new build property constructed by renowned national housebuilder Lovell Homes offers the ultimate blend of modern luxury, low-maintenance living, and exceptional energy performance. Built to high modern specifications, this forward-thinking home is engineered to keep running costs to a minimum while providing a comfortable and sustainable lifestyle.

Inside, the light-filled layout includes a welcoming hallway, ground-floor cloakroom/WC, and a spacious contemporary kitchen equipped with premium fittings. The open living area features direct garden access, providing an ideal setting for both daily relaxation and entertaining. Upstairs, well-appointed bedrooms offer comfortable accommodation alongside a stylish family bathroom suite.

Viewing is highly recommended to appreciate the quality finish, central convenience, and impressive energy performance of this Lovell Homes property.



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| Energy Efficiency Rating                    |                         | Environmental Impact (CO <sub>2</sub> ) Rating |                         |
|---------------------------------------------|-------------------------|------------------------------------------------|-------------------------|
|                                             | Current                 | Current                                        | Potential               |
| Very energy efficient - lower running costs |                         |                                                |                         |
| (92 plus) <b>A</b>                          |                         | 96                                             | 97                      |
| (81-91) <b>B</b>                            |                         |                                                |                         |
| (69-80) <b>C</b>                            |                         |                                                |                         |
| (55-68) <b>D</b>                            |                         |                                                |                         |
| (39-54) <b>E</b>                            |                         |                                                |                         |
| (21-38) <b>F</b>                            |                         |                                                |                         |
| (1-20) <b>G</b>                             |                         |                                                |                         |
| Not energy efficient - higher running costs |                         |                                                |                         |
| England & Wales                             | EU Directive 2002/91/EC | England & Wales                                | EU Directive 2002/91/EC |



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