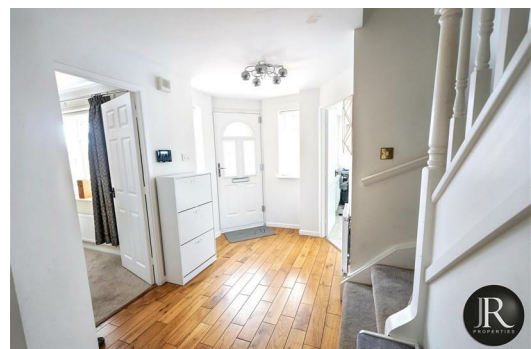


Your local property experts



9 Thorn Close, Rugeley, WS15 1TA

Guide Price £469,950



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JR Properties Ltd, 25b Horsefair, Rugeley, Staffs, WS15 2EJ
VAT No: 167 4441 94 Company Reg: 7673595

Stunning Executive Family Home in Desirable Thorn Close Location extended L-Shaped Living with generous Grounds. Nestled within the highly sought-after area is this impressive, extended L-shaped executive detached family home offers an abundance of flexible, contemporary living space. Finished to a high standard throughout, this property is perfectly designed for modern family life and entertaining.

Ground Floor: You are welcomed into a large, inviting entrance hallway that sets the tone for the rest of the home. The ground floor boasts exceptional versatility, featuring:

Reception Room: A striking reception room complete with an eye-catching orangery-style roof flooding the space with natural light, alongside patio doors opening out to the garden.

Sitting Room: A spacious second reception room featuring bi-folding doors that seamlessly connect the interior to the rear garden for effortless indoor-outdoor living.

Sitting Room / Study: A further versatile room ideal as a snug, playroom, or home office.

Breakfast Kitchen & Utility: A well-appointed breakfast kitchen offering ample space for dining, complemented by a dedicated utility room for added convenience.

Cloakroom: A modern downstairs WC.

First Floor: To the first floor, the landing leads to:

Master Bedroom: A generous principal bedroom featuring fitted built-in wardrobes and a stylish en-suite shower room.

Bedrooms Two, Three & Four: Three further well-proportioned bedrooms offering plenty of space for family or guests.

Family Bathroom: A sleek, refitted contemporary family bathroom finished with high-quality fixtures.

Outside: Occupying a substantial plot, the property benefits from a generous resin driveway to the front providing ample off-road parking, leading to a double garage equipped with a convenient electric roller shutter door. To the rear, the large, enclosed garden provides a private outdoor retreat, further enhanced by an additional raised side garden that must be viewed!



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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