



Connells

East Butts Road
RUGELEY



Property Description

An impressive executive detached family home, thoughtfully arranged over three floors and offering generous, versatile accommodation throughout. The ground floor welcomes you with a porch leading into a large reception hall, with guest cloakroom and two dedicated office spaces for modern working life. There is a spacious lounge, together with an impressive kitchen/diner featuring a roof lantern, creating a bright and sociable heart of the home. A particular highlight is the huge rear garden room/ dining space, also enhanced with a beautiful roof lantern, providing an exceptional area for entertaining, relaxing and enjoying views over the garden. The property further benefits from a tandem garage and ample parking to the fore. The first floor comprises a luxurious master bedroom with a large en suite which incorporates a dressing area, a further double bedroom and a main bathroom. The second floor provides two additional double bedrooms with a shared shower room, making this an ideal home for growing and extended families. Outside, the property continues to impress, with a substantial rear garden offering a variety of attractive entertaining seating areas, providing plenty of space for outdoor dining, relaxing and family gatherings. An exceptional and versatile family home, combining generous accommodation, stylish entertaining space and an impressive garden.



Porch

Reception Hall

Guest W/C

Living Room

19' 7" x 13' 1" (5.97m x 3.99m)

Study One

11' x 6' 9" (3.35m x 2.06m)

Breakfast Kitchen

7' 5" x 10' 8" (2.26m x 3.25m)

Study Two

10' 5" x 5' 8" (3.17m x 1.73m)

Garden/Dining Room

24' 4" x 11' 9" (7.42m x 3.58m)

Tandem Garage

32' 9" x 11' 7" (9.98m x 3.53m)

First Floor Landing

Master Bedroom

19' 10" x 12' 10" (6.05m x 3.91m)

En Suite

Bedroom Two

19' 7" x 10' 10" (5.97m x 3.30m)

First Floor Bathroom

Bedroom Three

14' 2" x 13' (4.32m x 3.96m)

Bedroom Four

14' 9" x 13' (4.50m x 3.96m)

Shower Room

Rear Garden

Location

East Butts Road is situated in the Etching hill area of Rugeley, Staffordshire which is within the Cannock Chase District. It is a particularly attractive location combining established residential areas while retaining access to the countryside and proximity to Rugeley Town.

History

Rugeley is a historic market town with origins stretching back many centuries. its location on the edge of Cannock Chase has played an important part in the areas development, with surrounding landscape historically associated with forestry, hunting and industry.

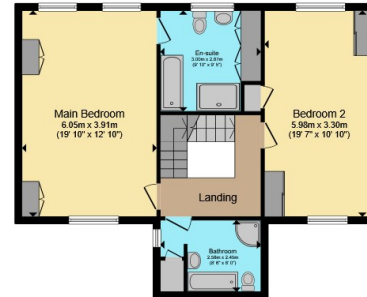




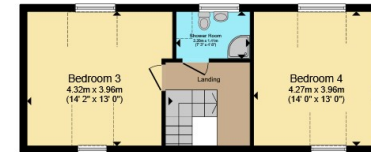




Ground Floor



First Floor



Second Floor

Total floor area 257.0 m² (2,766 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

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11-13 Bore Street
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EPC Rating: Council Tax
Exempt Band: G

Tenure: Freehold

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