



**Connells**

Uttoxeter Road  
Hill Ridware Rugeley



### Property Description

This substantial four-bedroom Link-detached family home offers an exceptional blend of space, versatility, and comfort, perfectly suited to modern family living. Situated in a sought-after village location, the property enjoys a peaceful setting while remaining conveniently close to local amenities and transport links.

The ground floor boasts four well-proportioned reception rooms, providing flexible living and entertaining space. Whether used as a formal lounge, dining room or home office and added benefit of a fourth bedroom, each area is filled with natural light and offers a welcoming atmosphere. A well-appointed kitchen is complemented by a separate utility room, adding practicality and additional storage.

Upstairs, the property features three generous bedrooms, ideal for growing families, along with a family bathroom and master bedroom having en suite.

Externally, the home benefits from a detached garage and ample off-road parking. The private garden provides an excellent outdoor space for relaxation, play, or entertaining guests.

Combining spacious interiors with a desirable village setting, this impressive home presents a fantastic opportunity for families seeking both comfort and convenience.



### Entrance Porch

### Reception Hall

### Guest W/C

### Lounge

17' 7" x 15' 3" ( 5.36m x 4.65m )

### Dining Room

15' 4" x 10' 10" ( 4.67m x 3.30m )

### Sitting Room

15' 3" x 9' 3" ( 4.65m x 2.82m )

### Ground Floor Bedroom Four

11' 9" x 11' 5" ( 3.58m x 3.48m )

### Kitchen

11' 11" x 11' 8" ( 3.63m x 3.56m )

### Utility

8' 11" x 6' 11" ( 2.72m x 2.11m )

### First Floor Landing

### Bedroom One

14' 9" x 8' 10" ( 4.50m x 2.69m )

### En Suite Shower

7' 11" x 6' ( 2.41m x 1.83m )

### Bedroom Two

20' 5" x 8' 8" ( 6.22m x 2.64m )

### Bedroom Three

15' 7" x 12' ( 4.75m x 3.66m )

### Family Bathroom

8' 10" x 7' 5" ( 2.69m x 2.26m )

### Detached Garage

### Parking

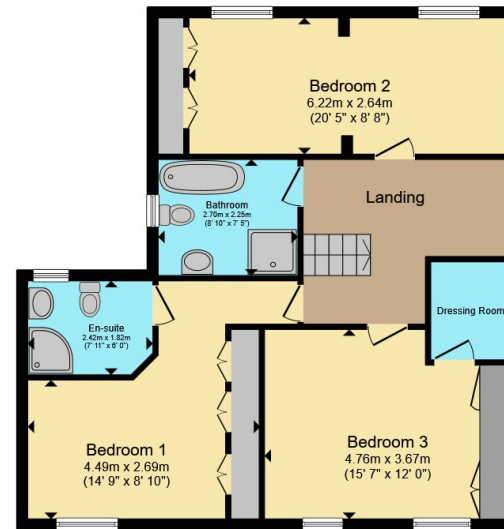








**Ground Floor**



**First Floor**

Total floor area 181.8 m<sup>2</sup> (1,957 sq.ft.) approx

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EPC Rating: C Council Tax Band: E

Tenure: Freehold

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