





BOWER LANE, RUGELEY, STAFFORD, WS15 2TS

FOR SALE  
£430,000



#### Ground Floor

##### Entrance Porch

Enter via a uPVC/double glazed door and having a full height uPVC/double glazed window to the front aspect and a door opening to the hallway.

##### Hallway

Enter via an obscured uPVC/double glazed front door and having a coved ceiling, a ceiling light point with a ceiling rose, wall lighting, a central heating radiator, decorative dado railing, laminate flooring, a carpeted stairway to the loft room, an opening to bedroom two and doors opening to the lounge/diner, the kitchen, bedrooms one and three and the family bathroom.

##### Lounge/Diner

**23' 6" x 11' 6" (7.16m x 3.50m)**

Having a uPVC/double glazed bow window to the front aspect, a coved ceiling, two ceiling light points both with a ceiling rose, two central heating radiators, an inglenook fireplace which has a small window, a log burner installed and a copper-coloured chimney over, carpeted flooring, a serving hatch which opens to the kitchen and uPVC/double glazed sliding patio doors to the rear aspect opening to the garden.

##### Kitchen

**17' 11" x 10' 5" (5.46m x 3.17m)**

Being fitted with a range of wall, base and drawer units with laminate worksurface over and having a uPVC/double glazed window to the rear aspect, two ceiling light points, a sink with a mixer tap fitted, an electric double oven integrated in a tall cabinet, plumbing for dishwasher, space for an upright fridge/freezer, space for an additional fridge or freezer, an electric hob, vinyl flooring, a serving hatch which opens to the dining area of the lounge/diner, decorative panelling to part of the walls and a door opening to a utility area.



### Bedroom One

**10' 10" x 11' 7" (3.30m x 3.53m)**

Having a uPVC/double glazed window to the front aspect, a coved ceiling, a ceiling light point with a ceiling rose, a central heating radiator, decorative dado railing and carpeted flooring.

### Bedroom Two

**12' 3" x 10' 10" max (3.73m x 3.30m max)**

Having a uPVC/double glazed window to the rear aspect, a coved ceiling with a ceiling light point, a central heating radiator, fitted wardrobes and carpeted flooring.

### Bedroom Three

**7' 6" x 7' 10" (2.28m x 2.39m)**

Having a uPVC/double glazed window to the front aspect, a coved ceiling with a ceiling light point, a central heating radiator and laminate flooring.

### Family Bathroom

Having an obscured uPVC/double glazed window to the rear aspect, a ceiling light point, a central heating radiator, a WC, a wash hand basin with a mixer tap fitted, fully tiled walls, vinyl flooring, a shower cubicle with an electric shower fitted and a sunken bath with a mixer tap fitted which has a hand-held shower head.

### First Floor

### Loft Room

**10' 9" x 14' 4" (3.27m x 4.37m)**

Having a Velux style window to the rear aspect, a ceiling light point, eaves storage and carpeted flooring.

### Outside

### Front

Having a rural outlook, a block-paved driveway suitable for parking multiple vehicles, a lawn, a low-level brick wall, a privacy hedge, courtesy lighting, access to the carport and access to the rear of the property via a wooden side gate.

### Carport

Having double wooden doors to the front aspect and a door to the rear aspect giving access to the garden.

### Rear

A large and private garden which has a patio seating area retained by a low-level wall, steps down to a lawn, access to the garage, security lighting and various shrubs, trees and bushes.

### Garage

**19' 1" x 17' 4" (5.81m x 5.28m)**

Having an up and over door to the front aspect, a window to the side aspect and a door also to the side aspect opening to the rear garden.





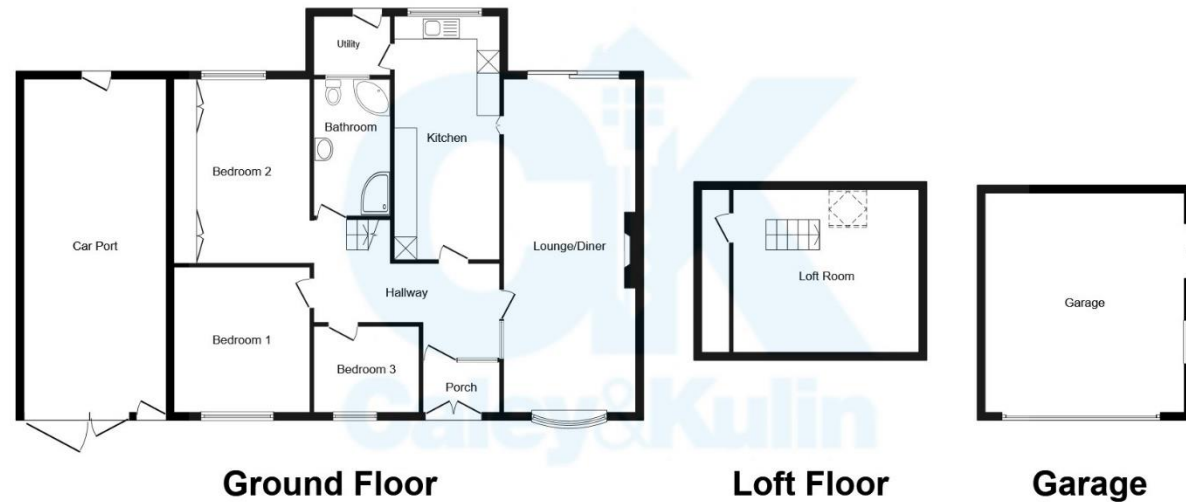






\* A spacious, detached bungalow situated in a very desirable location \*





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**Council Tax Band:** E

**EPC Rating:** D

**Tenure:** Freehold

**Version:** CK1597/001



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