

# Uttoxeter Road

Hill Ridware, Rugeley, WS15 3QR

John German



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£595,000



A tremendously deceptive detached dormer bungalow of individual design and stylish high quality interior fittings, equally suitable for upsizing families and downsizing couples.

John German 



Located in a private drive of detached bungalows that stand back from the Uttoxeter Road, here is an opportunity to purchase a beautifully presented property of versatile design that has a mature and attractive garden surrounding together with a double garage and parking for five/six cars.

Gas centrally heated and uPVC double glazed throughout, the feature main entrance door leads you into a spacious reception hall with Amtico style flooring, storage cupboard, stair to the first floor and a contemporary fitted two piece guest cloakroom.

Leading off the hall is a stylish and generously sized lounge with traditional fireplace surround and electric fire, and dual aspect front facing windows.

Positioned next to the lounge is a superbly proportioned separate dining room or double bedroom.

The heart of the modern home is always the kitchen and, in this property, you are spoilt with a chic and sophisticated high gloss range of units with beautiful worktops, splashback and window sill details together with a matching table and chairs and integrated appliances that include a self-cleaning oven, induction hob, extractor hood, integral fridge/freezer, dishwasher and washing machine. There is also access from the kitchen directly into the garden and patio areas.

Also on the ground floor and enjoying a rear garden outlook is a generously sized and superbly guest or main bedroom suite including an extensive range of built in wardrobes with a contemporary fully tiled en suite with walk in shower, low level WC and wash hand basin.

The first floor landing is decorated and presented to the same high standard as the ground floor accommodation and has a skylight window to the rear, an eaves storage cupboard and access to the two double bedrooms and family bathroom.

The master bedroom is also rather special as it is another generously sized room with a Juliet 'balcony' overlooking the gardens and with rural views beyond and there is also a walk in wardrobe.

Bedroom three looks out to the front of the property and is itself the size of a master bedroom in many houses. It also has two built in corner eaves wardrobes.

The family bathroom has been fully refitted to offer a contemporary white and chrome to include a freestanding bath, vanity unit/wash hand basin, low level WC and full height tiling.

Outside, detached double garage with two electric roller shutter doors, electric, light and power points.

Timber built garden store adjoining the garage.

Block paved driveway providing parking for up to five or six cars.

Much like the property itself, the gardens are very well presented and offer an attractive blend of hard paved seating areas at ground floor and raised levels together with brick walling and decorative wrought iron railings, hedged boundaries and a well-stocked range of shrubbery borders.

**Agents note:** The property is situated on a private shared drive.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** Drive & double garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** Lichfield District Council / Tax Band F

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

[www.lichfielddc.gov.uk](http://www.lichfielddc.gov.uk)

**Our Ref:** JGA/11112024

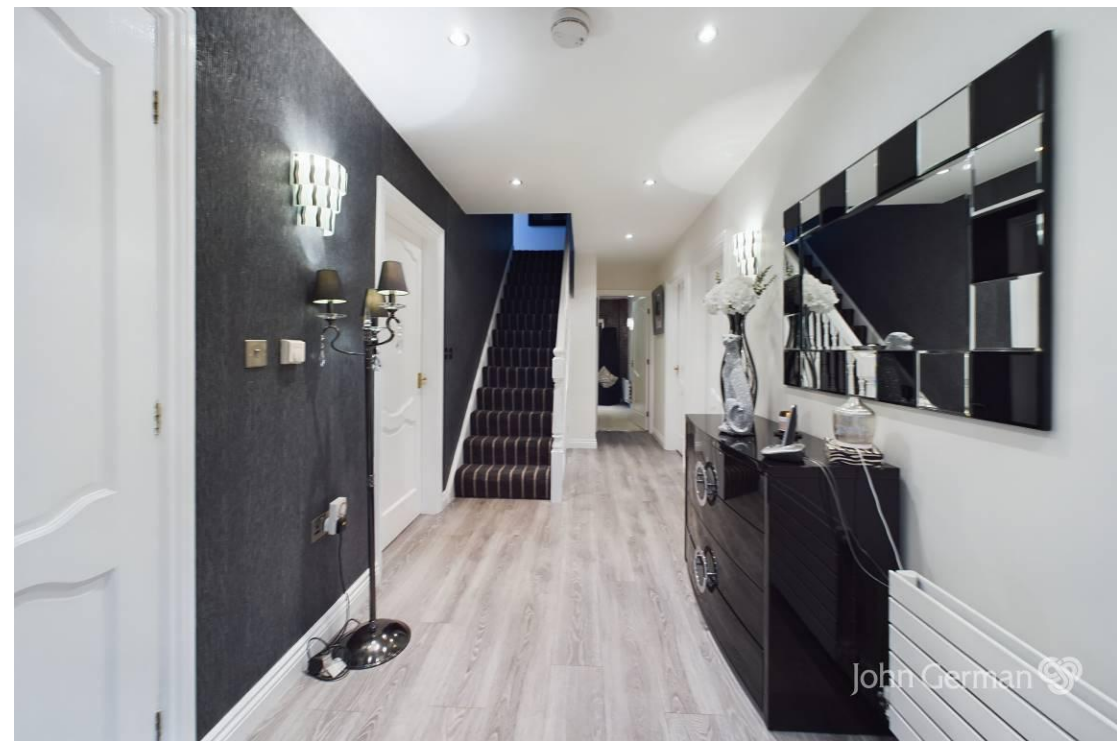
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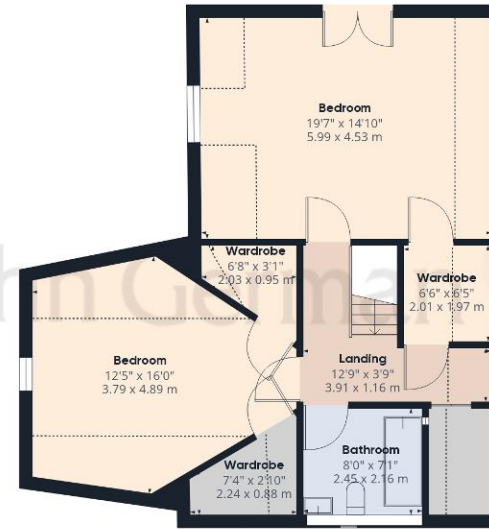




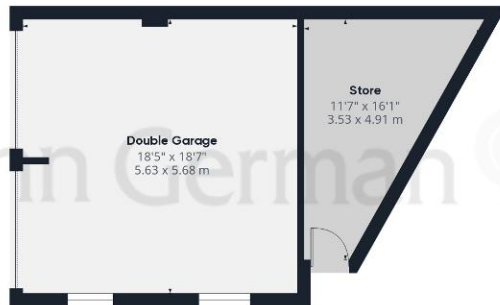




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area<sup>(1)</sup>

2327.91 ft<sup>2</sup>

216.27 m<sup>2</sup>

Reduced headroom

200.1 ft<sup>2</sup>

18.59 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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## Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

## Referral Fees

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**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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