



180 Rake End, Hill Ridware
Hill Ridware WS15 3RQ

Downes & Daughters
ESTATE AGENCY

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£475,000

A substantial five bedroom family home set back from Rake End, on a private service road accessing just five properties in the most idyllic of settings at the heart of this popular Staffordshire village. Boasting delightful rural views this impressive property provides flexible accommodation over just two floors catering for the modern needs of a growing family. The ground floor provides an entrance hallway, cloakroom, three reception rooms, breakfast kitchen and utility. The first floor boasts five bedrooms and two large bathrooms. Externally there are the most beautifully landscaped fore & rear gardens which have clearly been lovingly tended by the current owners for many years, extensive off street parking and a single garage.

There is also planning for an 5m x 4m Orangery.

Viewing is highly recommended to appreciate the attractive nature of this home.

GROUND FLOOR

Entrance Hallway - Cloakroom - Living Room - Sitting Room - Dining Room - Breakfast Kitchen - Utility

FIRST FLOOR

Landing - Principal Bedroom With En Suite Bathroom - Bedroom Two - Bedroom Three - Bedroom Four - Bedroom Five - Family Bathroom

OUTSIDE

Extensive Block Paved Private Driveway - Manicured Fore Garden With Herbaceous Borders - Stunning Rear Lawned Garden

FURTHER INFORMATION

Solid Oak Flooring To Principal Rooms - Plantation Shutters - Upvc Double Glazing - Gas Central Heating - Rural Views







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| Environmental Impact (CO ₂) Rating | |
|---|----|
| Current | 76 |
| Target | 88 |
| Very environmentally friendly - lower CO ₂ emissions (92 points) A (81-91) B (68-80) C (55-68) D (38-64) E (21-38) F (1-20) G | |
| EU Directive 2002/91/EC England & Wales More environmentally friendly - higher CO ₂ emissions | |

| Energy Efficiency Rating | |
|---|----|
| Current | 73 |
| Target | 81 |
| Very energy efficient - lower running costs (92 points) A (81-91) B (69-80) C (55-68) D (38-64) E (21-38) F (1-20) G | |
| EU Directive 2002/91/EC England & Wales More energy efficient - higher running costs | |