



17 Hawkhurst Drive, Hill Ridware
Rugeley WS15 3RN

Downes & Daughters
ESTATE AGENCY

17 Hawkhurst Drive, Hill Ridware
Rugeley WS15 3RN
£425,000

A delightful, four bedroom family home on this exclusive 'Village Green' development built by Walton Homes in 2002 on the rural fringe of this popular Staffordshire Village. Beautifully presented and updated by the current owners this executive detached house offers spacious accommodation over two floors. The ground floor offers an elegant hallway, living room, impressive kitchen diner, conservatory, sitting room/study and a guest cloakroom, whilst the first floor boasts four bedrooms, an en suite shower room and a family bathroom.

The real treat lies outside as this plot includes the original footpath including original stile that originally led from the field into the village. The garden is well stocked and offers a selection of patios, lawn, a wooded area and a small area of well-established fruit trees'.

To the fore there is a private gravelled driveway and a detached double garage.

Viewing is highly recommended to appreciate the size of accommodation on offer and its delightful setting and the attractive layout of the development all nestled around a central green.

NO UPWARD CHAIN

GROUND FLOOR

Elegant Hallway • Living Room • Impressive Kitchen Diner • Utility Area • Conservatory • Sitting Room / Study • Guest Cloakroom

FIRST FLOOR

Landing • Principal Bedroom (fitted wardrobes) • Luxury En Suite Shower Room • Bedroom Two • Bedroom Three (fitted wardrobes) • Bedroom Four • Family Bathroom

OUTSIDE

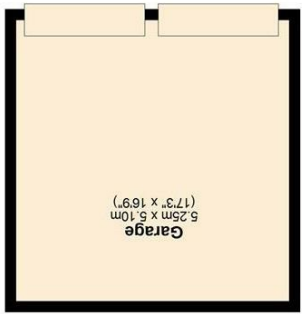
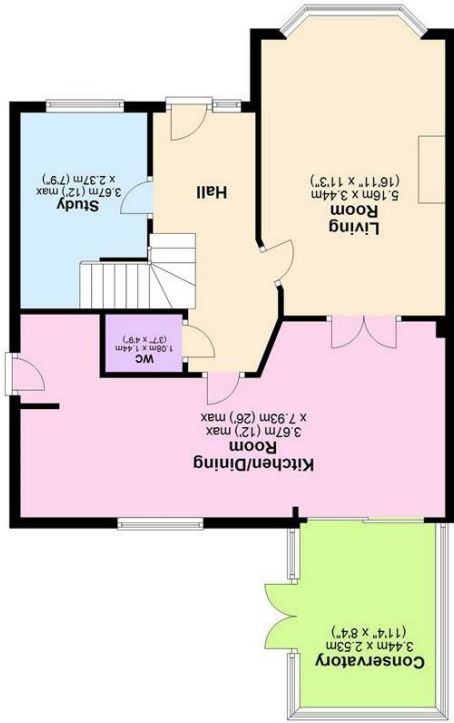
Private Gravel Driveway Parking For A Number of Vehicles • Detached Double Garage • Professionally Landscaped Rear Garden • Patio Seating Areas • Ornamental Pond • Secluded Hot Tub & Dining Area • Established Beds & Borders • Original & Preserved Footpath Complete With Stile







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Approx. 26.8 sq. metres (288.3 sq. feet)

Total area: approx. 165.7 sq. metres (1783.5 sq. feet)

Environmental Impact (CO ₂) Rating	
Current	None
Target	A
Very environmentally friendly - lower CO ₂ emissions	
129 (pass)	A
141 (B)	B
156 (C)	C
168 (D)	D
198 (E)	E
217 (F)	F
237 (G)	G
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	
England & Wales	

Energy Efficiency Rating	
Current	None
Target	A
Very energy efficient - lower running costs	
129 (pass)	A
141 (B)	B
156 (C)	C
168 (D)	D
198 (E)	E
217 (F)	F
237 (G)	G
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	