



Eaton Croft  
Rugeley

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## Rugeley



Lovett&Co. Estate Agents are delighted to offer for sale this stunning four bedroom detached family home situated within a exclusive private gated cul-de-sac.

Set over three floor the spacious property briefly comprises: entrance hallway, modern fitted kitchen, spacious open plan lounge diner, rear conservatory, studio/home office, open landing, three double bedrooms with a family bathroom and en-suite plus a top floor bedroom with landing area and further en-suite.

Externally there is a private driveway with parking for three vehicles plus a low maintenance rear garden with patio and artificial lawn perfect for families to play and for entertaining guests.

It is situated within easy reach of Rugeley town centre which offers a wide range of amenities and also benefits from being only a couple of minutes away from Cannock Chase, an area of outstanding natural beauty. Local schools include Churchfield Primary School and Hageley Park Academy. Commuter benefits include A51, A460 & M6 Toll road linking the midlands motorway network with train & bus routes available from Rugeley town centre

### RECEPTION HALL:

Composite entrance door, laminate flooring, ceiling light points, radiator, useful storage cupboard with space for white goods such as a fridge freezer, radiator, stairs to the first floor, doors to the kitchen, studio/study, lounge diner and WC.

### LOUNGE:

20' 6" x 13' 1" (6.25m x 3.98m)  
Laminate flooring, TV aerial sockets, ceiling light points, radiators, window to rear and bay window with French doors leading to the conservatory.

### KITCHEN:

8' 4" x 12' 4" (2.55m x 3.77m)  
Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated double oven/grill and 4 ring gas hob with extractor hood, lots of space for white goods, light point, tiled flooring, radiator, window to front, door to the side.

### STUDY/STUDIO:

7' 7" x 11' 7" (2.32m x 3.54m)  
Fitted base units with cabinets, laminate flooring, radiator, light point and window to the front.

### CONSERVATORY:

9' 7" x 12' 8" (2.91m x 3.85m)  
Pitched poly-carbonate roof with UPVC frame set on a brick base, light point, laminate flooring, French doors to the garden.

### GUEST WC:

Modern fitted suite comprising: low level WC, cabinet wash hand basin, light point, radiator, laminate flooring and extractor.

### FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, doors off to three bedrooms, family bathroom and useful storage cupboard, further staircase to the top floor.

### BEDROOM ONE:

10' 8" x 13' 6" (3.25m x 4.11m)  
Built in wardrobes, carpeted flooring, radiator, ceiling light point, window to front and door to the en-suite.

### EN-SUITE:

Modern fitted suite comprising: shower cubicle, low level WC, wash hand basin, radiator, tiled flooring, wall tiling, extractor and window to the front.





**BEDROOM TWO (TOP FLOOR):**

12' 2" x 11' 7" (3.70m x 3.52m)  
 Accessed from the second floor landing area , it features; Built in wardrobe, carpeted flooring, ceiling light point, radiator, Velux windows to the rear and a door to the en-suite.

**EN-SUITE:**

Modern fitted suite comprising: shower cubicle, vanity unit with low level WC and wash hand basin with cabinet, heated chrome towel rail, tiled flooring, wall tiling, extractor and Velux window to the front.

**BEDROOM THREE:**

10' 8" x 13' 0" (3.25m x 3.95m)  
 Carpeted flooring, ceiling light point, radiator and window to the rear.

**BEDROOM FOUR:**

9' 8" x 9' 8" (2.95m x 2.95m)  
 Built in wardrobe, carpeted flooring, ceiling light point, radiator and window to the rear.



**FAMILY BATHROOM:**

White suite comprising: bath with shower attachment, pedestal wash hand basin, low level W/C, wall tiling, tiled flooring, radiator, ceiling light and window to front.

**EXTERNALLY:**

At the front is a private driveway with parking for at least three vehicles which leads to the front entrance door. The private south west facing garden receives the sun all day long and features: low maintenance astro turf lawn perfect for families to play, a patio area ideal for entertaining.

**VIEWING:**

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

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