



# Waterworks Cottages

Wolseley Road, Rugeley



# Waterworks Cottage

## Rugeley



Lovett&Co. Estate Agents are pleased to offer for sale this truly unique, five bedroom, charm filled character property, set on a generous and extremely private plot, within the picturesque grounds of a grade two listed pumping station.

The property offers flexing living and sleeping accommodation with a spacious separate ground floor annexe. In the main part of the house offers a breakfast kitchen, inner hallway, snug room, stairs leading to the first floor landing, three brilliant sized bedrooms to the first floor and a family bathroom. The annexe features a kitchen and two well proportioned bedrooms, with an en suite and separate w/c.

Externally the property offers extensive gardens which surround the property and feature mature trees, plants and shrubs plus various patio areas and lawn areas. There is also a garage and driveway with off road parking

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 Chancel Primary School, John Bamford Primary, Western Springs Junior, The Hart School and Hob Hill Primary with the property being within its catchment area. Commuter benefits include A51, A460 & M6 & M6 Toll road linking the midlands motorway network plus train links to Birmingham and London at both Rugeley Town and Rugeley Trent Valley Stations respectively.

### Kitchen

18' 1" x 13' 8" ( 5.51m x 4.17m )

Range of matching wall and base units incorporating cupboards, drawers and walnut work surface over, inset ceramic sink and drainer, oven with electric

hobs with warming draw under oven, tiling to splash back areas, Breakfast Island with granite worktop, space and plumbing for washing machine, two integrated fridges, radiator, laminate flooring and windows to the front and side.

### Inner Hallway

Carpeted flooring, ceiling light point, door to lounge and stairs to first floor.

### Lounge

11' 11" x 11' 1" ( 3.63m x 3.38m )

Window to the side, feature electric fireplace, carpeted flooring, ceiling light point and radiator.

### First Floor Landing

### Bedroom One

13' 7" x 12' 11" ( 4.14m x 3.94m )

Windows to the front and side, fitted wardrobes, ceiling light point, loft access, carpeted flooring and door to en-suite.

### En-Suite

Suite comprising low level flush WC, wash hand basin, shower cubicle with shower, recessed spot lights, chrome towel rail, tiled flooring and window to the front.

**Bedroom Three** 17' 5" x 10' 4" ( 5.31m x 3.15m )

Carpeted flooring, ceiling light point, radiator and window to side.

### Bedroom Five

12' 10" x 12' 1" ( 3.91m x 3.68m )

Carpeted flooring, electric fireplace and radiator.

### Bathroom

Suite comprising: Bath and separate shower cubicle, w/c, pedestal wash hand basin, tiled flooring, windows to rear and side.





## Annexe:

### Lounge 13' 2" x 12' ( 4.01m x 3.66m )

Windows to the rear and side, carpeted flooring, electric fireplace, radiator, ceiling light points and door to kitchen.

### Kitchen

13' 2" x 7' 8" ( 4.01m x 2.34m )

Range of matching wall and base units incorporating cupboards, drawers and work surface, inset stainless steel sink and drainer, integrated combination oven & microwave plus warming oven, space and plumbing for a washing machine, laminate flooring and window to the front and side.

### Bedroom Two

12' 11" x 12' ( 3.94m x 3.66m )

Built in wardrobes, laminate flooring, ceiling light point, doors to w/c and shower room, radiator and window to rear.



## En-Suite

Suite comprising low level flush WC, wash hand basin, walk in shower, ceiling light point, chrome towel radiator, extractor fan and double glazed window to the rear.

## WC

Suite comprising low level flush WC, wash hand basin, extractor fan, radiator and half tiled walls.

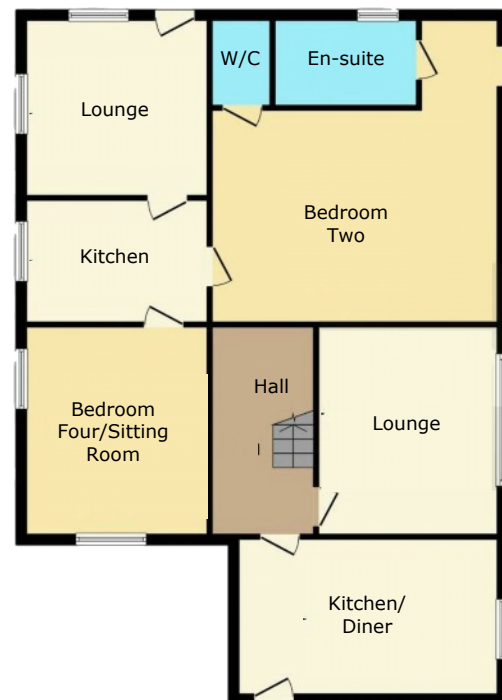
## Bedroom Four/Sitting Room

17' 5" x 10' 4" ( 5.31m x 3.15m )

Laminate flooring, feature fireplace with Adams surround ceiling light points, radiator, windows to front and side.

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