



Somerset Avenue  
Rugeley



# Somerset Avenue Rugeley



Lovett&Co. Estate Agents are pleased to offer for sale this well presented three bedroom semi-detached bungalow situated in a popular residential area of Rugeley, bordering Cannock Chase, an area of outstanding natural beauty.

The property has been improved over the course of the past few years with work carried out including; UPVC windows, refitted kitchen and shower room, internal doors and additional conservatory. Approx 9 years ago the main roof and flat roof to the rear were replaced.

The property briefly comprises: porch, lounge, kitchen-diner, inner hallway leading to the three bedrooms, shower room and conservatory.

Externally there is a private block paved driveway plus garage to the rear and private landscaped rear garden.

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.

## **PORCH:**

UPVC entrance door and windows, tiled flooring, further door to the lounge.

## **LOUNGE:**

13' 6" x 11' 10" (4.12m x 3.60m)  
Feature fireplace with fitted living flame effect electric fire, carpeted flooring, coving, TV aerial & phone sockets, ceiling light point, radiator, window to the front, doors to the kitchen-diner and hallway.

## **KITCHEN-DINER:**

8' 0" x 12' 6" (2.45m x 3.81m)  
Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, space for a cooker, fridge and freezer, washing machine, room for table and chairs, tiled flooring, light point, windows to the front and side.

## **HALLWAY:**

Carpeted flooring, ceiling light point, loft hatch with pull down ladder to the part-boarded attic, doors off to three bedrooms, the shower room and conservatory.

## **CONSERVATORY:**

9' 7" x 9' 0" (2.92m x 2.75m)  
Glass roof with a UPVC frame set on a brick base, tiled flooring, windows and French doors to the rear garden.

## **BEDROOM ONE:**

10' 6" x 11' 0" (3.20m x 3.35m)  
Carpeted flooring, radiator, ceiling light point and window to rear.

## **BEDROOM TWO:**

11' 0" x 9' 0" (3.36m x 2.75m)  
Carpeted flooring, ceiling light point, radiator, window to rear.

## **BEDROOM THREE:**

8' 2" x 7' 11" (2.50m x 2.41m)  
Carpeted flooring, ceiling light point, radiator and window to the side.

## **SHOWER ROOM:**

Modern fitted white suite comprising: large walk in shower cubicle, pedestal wash hand basin and low level W/C, wall tiling and floor tiling, ceiling light, heated towel rail and window to side.





### **DETACHED GARAGE:**

Up and over front door. Accessed via the neighbouring driveway via a right of way.

### **EXTERNALLY:**

At the front is a block paved driveway with parking for two/three vehicles which leads to the front entrance door. The private rear garden is enclosed by fenced borders with gated side access and features; patio area ideal for entertaining and lawn garden.

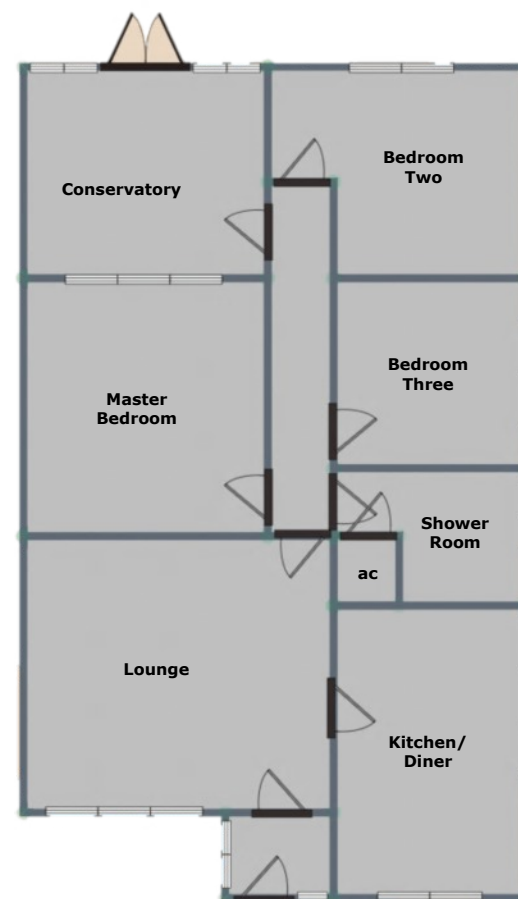


### **VIEWING:**

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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