



## 12 Chase Side Drive

, Rugeley, WS15 2FL

**Offers in excess of £465,000**



# 12 Chase Side Drive

, Rugeley, WS15 2FL

**Offers in excess of £465,000**



## Entrance Lobby

Approached from composite front entrance door with privacy side screens and being open plan to Lounge. Having inset lights, wooden flooring, mirror radiator and stairs leading to First Floor Landing.

## Study/ Bedroom Five

10'7" x 8'11" (3.23m x 2.72m)

(previously the Garage) Having inset lights, built in storage cupboard, radiator, wooden flooring and upvc double glazed window to front aspect. Door to Downstairs Shower Room.

## Downstairs Shower Room

Comprising double walk in shower cubicle, vanity hand wash basin and closet w.c. Inset lights, heated towel rail, extractor fan, laminate flooring and door to Utility Room.

## Lounge

18'10" x 10'11" (5.74m x 3.33m)

Having inset lights, wooden flooring, radiator and upvc double glazed window to front aspect. Oak bi folding doors to Snug, Breakfast Kitchen and Dining Area.

## Snug

11'2" x 9'5" (3.40m x 2.87m)

Having inset lights, wooden flooring, brick feature wall, radiator and again bi fold doors to the enclosed Rear Garden. Open plan to;

## Open plan Breakfast Kitchen

22'3" x 12'0" (6.78m x 3.66m)

Being fitted with a comprehensive range of wall and base mounted units with Mistral work surfaces over, incorporating inset Belfast sinks with telescopic tap, drainer and up stand. Integrated appliance of wine

cooler, dishwasher, coffee machine, warming drawer, microwave and two Neff slide and hide ovens. An island provides further storage with oak work surface, incorporating enamel sink with hot tap, two ring gas hob and induction hob. Inset ceiling lights, wooden flooring, breakfast seating area with over head lighting and upvc double glazed window to rear aspect.

Open plan to Dining Area with inset lights, wooden flooring, radiator, and composite stable to door to side elevation. A ceiling lantern provides extra natural lighting and bi fold doors to Rear Garden.

## Utility Room

Being fitted with a range of wall and base mounted units with work surface over, incorporating inset enamel sink with mixer tap and drainer. Spaces for washing machine and tumble dryer. Inset lights, extractor fan, loft access, radiator, wooden flooring and upvc double glazed window to side aspect.

## First Floor Landing

Approached from stairs in Lounge and having inset lights and loft access with light, ladder and being part boarded.

## Master Bedroom

13'8" x 12'0" (4.17m x 3.66m)

Having inset lights, radiator and two upvc double glazed windows to front aspect. Door to En Suite.

## En Suite Shower Room

Comprising double walk in shower cubicle, vanity hand wash basin and closet w.c. Inset lights, extractor fan, radiator and upvc double glazed window to front aspect.

## Bedroom Two

12'4" x 9'10" (3.76m x 3.00m)

Having inset lights, radiator and upvc double glazed window to rear aspect.

## Bedroom Three

8'10" x 7'7" (2.69m x 2.31m)

Having inset lights, radiator, built in wardrobe and upvc double glazed window to rear aspect.

## Bedroom Four

8'9" x 6'11" (2.67m x 2.11m)

Having inset lights, radiator and upvc double glazed window to rear aspect.

## Family Bathroom

Comprising shaped bath with mixer tap, shower over with screen and further shower attachment, vanity hand wash basin and w.c. Inset ceiling lights, extractor fan, heated towel rail and upvc double glazed window to side aspect.

## Outside

The front of the property having a gravelled driveway providing parking for several vehicles. Pedestrian gates to either side of the property allow access to the enclosed rear garden. This being tiered and low

maintaince with paved seating area, artificial lawn with raised flower beds, outside tap and outdoor electrics and lighting.

## Agents Note

The vendor has advised the property having EV Car Charger, solar panels, burglar alarm system and CCTV.

## Agents Notes

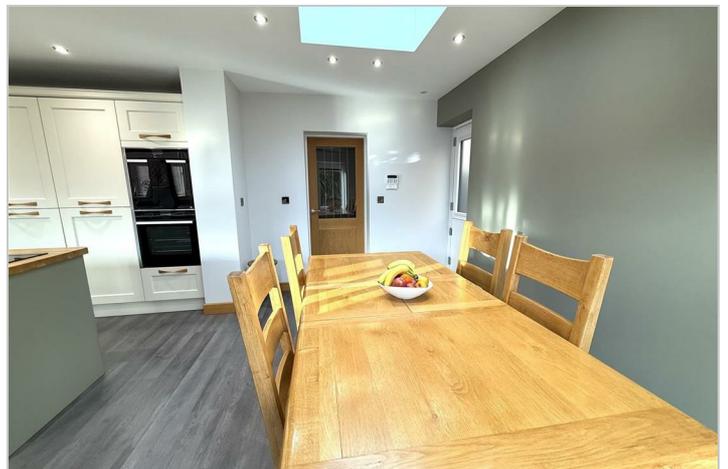
We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements quoted in these sales particulars are approximate.

Fixtures and Fittings:

All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However we would always advise that this is confirmed by the purchaser at the point of offer.

Money Laundering;

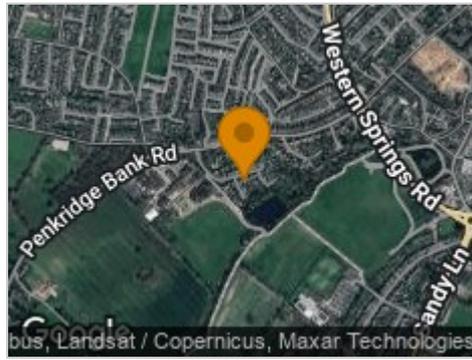
Any purchasers will be asked to produce identification documents and proof of funding before instruction of Solicitors.



## Road Map



## Hybrid Map



## Terrain Map



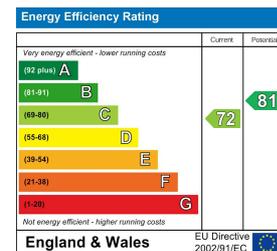
## Floor Plan



## Viewing

Please contact our Chase Owl Estates Ltd Office on 01889 358172 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.