

The logo for Lovett & Co. estate agents is positioned in the top right corner. It features the company name in a white serif font on a red rectangular background. To the right of the name is a small black and white icon consisting of four squares arranged in a 2x2 grid. Below the name, the words "estate agents" are written in a smaller, white sans-serif font.

Lovett & Co.  
estate agents

The main image shows a two-story brick house with a dark grey roof and a paved driveway. The house has a central entrance door and two large wooden garage doors. There are several windows, including a bay window on the right side. The house is surrounded by greenery, including trees and bushes. The sky is blue with some clouds.

Landor House  
Taylors Lane, Rugeley



Lovett&Co. Estate Agents are delighted to offer for sale this spacious and well presented bespoke built four bedroom detached family home, tucked away in a quiet and private position yet conveniently located close by to the town centre.

The property is being offered with NO ONWARD CHAIN.

Situated on a generous and secluded plot the property offers ample parking to the front, plus a large private rear garden, which collects the sun throughout the day, ideal for families to enjoy and for entertaining guests.

Internally, the accommodation comprises: entrance porch, impressive reception hallway, guest cloakroom, fitted breakfast kitchen and utility room, spacious lounge, dining room and study. On the first floor there is a gallery landing leading to a large master bedroom with en-suite and walk-in wardrobes, plus three further double bedrooms and a modern family bathroom. There is also an integral double garage.

The property was individually built by the current owners and occupies a pleasant private plot set back from the road, offering both privacy and practicality with easy access to local amenities, shops, schools and transport links in Rugeley town centre to the surrounding areas.

#### RECEPTION PORCH

Accessed via the front entrance door with side screens and windows to the side, with ceiling light point and granite flooring. Door opening into the reception hallway.

#### RECEPTION HALLWAY

A spacious and welcoming hallway featuring three ceiling light points, coving, two designer radiators, granite flooring and useful under stairs storage. Staircase rising to the first floor accommodation.

#### GUEST CLOAKROOM

Comprising a low level WC and vanity wash hand basin. Ceiling light point, coving, radiator, granite tiled walls and flooring and a double glazed window to the rear.

#### FITTED KITCHEN

3.81m x 2.39m (12'6" x 7'10")  
Fitted with a range of handmade wall and base units with granite work surfaces, incorporating an inset Belfast sink with mixer tap. Integrated induction hob with extractor hood above and dishwasher. Ceiling light points, coving, designer radiator, granite flooring and double glazed window to the front. Door leading into the utility room.

#### UTILITY ROOM

2.03m x 1.93m (6'8" x 6'4")  
Having space and plumbing for washing machine, tumble dryer





and fridge. Ceiling light point, granite walls and flooring, heated towel rail and door with window to the side elevation.

#### **LOUNGE**

4.24m x 3.86m (13'11" x 12'8")

A well proportioned reception room featuring an inset living flame gas fire set on a hearth. Two ceiling light points, radiator, granite flooring and double glazed window overlooking the rear garden. Double doors opening into the dining room.

#### **DINING ROOM**

4.17m x 3.20m (13'8" x 10'6")

Ideal for family dining and entertaining, with two ceiling light points, coving, radiator, granite flooring and French double glazed doors opening out to the rear garden.

#### **STUDY**

3.05m x 2.06m (10'0" x 6'9")

Perfect for home working, with ceiling light point, coving, radiator, granite flooring and double glazed window to the rear aspect.

#### **FIRST FLOOR LANDING**

A gallery landing approached via the staircase from the reception hallway, having three ceiling light points, coving, radiator and double glazed window to the front plus space for seating or office desk.

#### **MASTER BEDROOM**

5.38m x 3.18m (17'8" x 10'5")

A spacious principal bedroom benefiting from two built-in walk-in wardrobes, two ceiling light points, radiator and two double glazed windows overlooking the rear garden.

#### **EN-SUITE**

Comprising panelled bath with shower over and glass screen, pedestal wash hand basin and low level WC. Ceiling light point, radiator, extractor fan, coving, part tiled walls and double glazed window to the rear.

#### **BEDROOM TWO**

5.13m x 3.33m (16'10" x 10'11")

A generous double bedroom with two ceiling light points, coving, two radiators and two double glazed windows to the front aspect.

#### **BEDROOM THREE**

4.17m x 3.94m (13'8" x 12'11")

Another spacious double bedroom with two ceiling light points, coving, radiator and double glazed window to the rear.

#### **BEDROOM FOUR**

3.81m x 2.18m (12'6" x 7'2")

Having ceiling light point, coving, radiator and double glazed window to the front.

#### **FAMILY BATHROOM**

Comprising a jacuzzi bath with shower over and glass screen, pedestal wash hand basin and low level WC. Ceiling light point, extractor fan, coving, heated towel rail, laminate flooring, full tiling to walls and airing cupboard housing the hot water cylinder. Two double glazed windows to the side.





**OUTSIDE**

The property is accessed via a private shared access-way leading to a large driveway providing parking for numerous vehicles and access to the double garage. To the front there is a lawned fore garden with planted borders and gated access to both sides leading to the rear. The enclosed south-facing rear garden features a paved patio area leading to a shaped lawn with flower borders, along with an additional seating area and summer house. There is also a useful outside tap.

**DOUBLE GARAGE**

17'1" x 16'9"

With wooden doors, power and lighting and wall mounted boiler. Ideal for conversion.

**VIEWING**

Please all the office if you would like to make a viewing arrangement, or if you require more information about this property.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



For illustrative purposes only