



Albany Drive
Rugeley

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Lovett&Co. Estate Agents are pleased to offer for sale this well presented, four bedroom detached family home, set on a quiet end plot.

The property is situated in a sought after location, just a stones throw away from the canal, making it perfect for leisurely canal-side strolls.

On the ground floor the property offers a superb, modern fitted, open plan kitchen-diner, good sized lounge, convenient guest w/c and welcoming reception hall. Upstairs are four bedrooms, landing and family bathroom.

Externally is a generous sized, re-landscaped private rear garden which benefits from gated side access to both sides and features a patio area and lawn. There is also a two/three car driveway and detached garage. Other benefits include solar panels helping to reduce energy bills, ev car charger, upvc double glazing, new flooring in the kitchen and gas central heating.

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 Etching Hill, Chancel Primary School, John Bamford Primary, Western Springs Junior, The Hart School and Hob Hill Primary with the property being within its catchment area.

RECEPTION HALL:

Front entrance door, laminate flooring, ceiling light point, useful under-stairs storage cupboard, carpeted stairs to first floor

accommodation and doors to kitchen-diner, guest w/c and lounge.

LOUNGE:

17' 5" x 10' 0" (5.30m x 3.05m)
Carpeted flooring, coving, TV & phone sockets, ceiling light points, radiator and window to front.



KITCHEN-DINER:

4.57m x 3.61m (15'0" x 11'10")
Range of matching wall and base units incorporating display cabinets and work surfaces, inset bowl sink and drainer with mono tap, integrated oven and 4 ring hob with extractor fan, wall tiling, laminate flooring, coving, ceiling spot lights, space and plumbing for further appliances, dining area with space for table and chairs, door to garage, window and French doors to rear garden.



FIRST FLOOR LANDING:

Carpeted flooring, ceiling light point, window to side, doors off to four bedrooms, family bathroom and access to loft.

BEDROOM ONE:

3.76m x 2.74m (12'4" x 9'0")
Carpeted flooring, radiator, ceiling light point and window to rear.



BEDROOM TWO:

3.45m x 2.74m (11'4" x 9'0")
Carpeted flooring, ceiling light point, radiator and window to front.

BEDROOM THREE:

3.05m x 1.80m (10'0" x 5'11")
Carpeted flooring, ceiling light point, radiator and window to rear.

**BEDROOM FOUR:**

2.51m x 1.80m (8'3" x 5'11")

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

FAMILY BATHROOM:

White suite comprising: bath with shower and screen, pedestal wash hand basin, W/C, tiled walls and flooring, ceiling light point, heated towel rail and window to side.

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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