



Brereton Lodge  
Brereton, Rugeley



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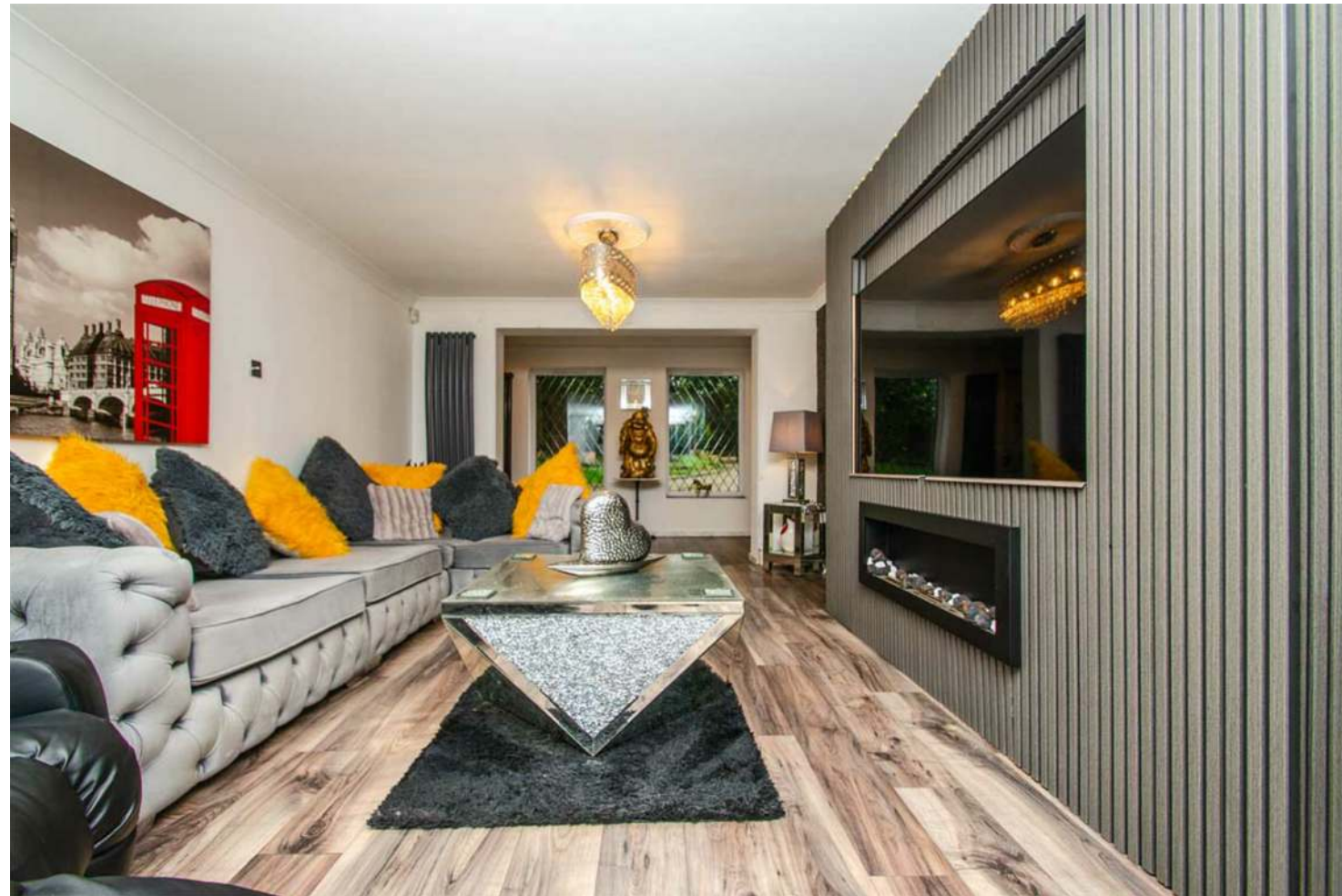
Lovett&Co. Estate Agents are pleased to offer for sale this superbly presented and spacious five bedroom detached executive family home situated on a generous plot in a private road.

- Private road
- Large plot with large front and rear gardens
- Substantial extension
- Three en-suites and family bathroom
- Lounge, dining room and large conservatory
- Breakfast kitchen and utility
- Summer house / home office
- Extremely quiet and private plot
- Direct train lines into London & Birmingham
- Planning permission for two more bedrooms

The property briefly comprises: large entrance hallway, spacious lounge, breakfast kitchen, dining room, utility and WC, home office, large rear conservatory with sitting and dining areas, open landing with study space, family bathroom, three double bedrooms and en-suite, a further two ground floor double bedrooms with en-suites.

There is also planning permission for two further bedrooms and en-suites on top of the current ground floor side extension.

Externally the property is accessed via a private road and features parking for several vehicles, substantial front and rear gardens







with numerous mature trees and summer house with full electric, electric heaters and spot lights. There is also a single garage attached to the side.

It is situated in Brereton, 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. The cathedral city of Lichfield is also within a 15 minute drive. Commuter benefits include A51, A460 & M6 Toll road linking the midlands motorway network with train & bus routes available from Rugeley town centre. The Trent Valley line has direct routes into London and Rugeley station directly into Birmingham.

#### **ENTRANCE HALLWAY:**

Composite double entrance doors, laminate flooring, openings to the inner hall, lounge and access to the two ground floor bedrooms, stairs to the first floor, further doors to the office and kitchen.

#### **LOUNGE:**

11' 8" x 18' 8" (3.55m x 5.70m)  
Feature panelled TV media wall, laminate flooring, radiator, patio doors to the conservatory.

#### **BREAKFAST KITCHEN:**

10' 10" x 16' 5" (3.30m x 5.00m)  
Range of matching wall and base units incorporating cabinets, drawers and granite work surfaces, inset bowl sink and drainer with mono tap, range cooker with extractor hob, American fridge-freezer, integrated dishwasher, opening to the dining room and door to the utility.





**DINING ROOM:**

11' 5" x 8' 8" (3.47m x 2.65m)

Fitted drinks cabinets and display shelves, laminate flooring, radiator and French doors to the conservatory.

**UTILITY:**

Fitted base units with cabinets, work tops, bowl sink and mixer tap, space for a washing machine, window to side and door to the WC.

**WC:**

Suite comprising: low level WC, radiator, tiled flooring and window to the front.

**CONSERVATORY:**

32' 8" x 12' 8" (9.95m x 3.86m)

Pitched glass roof with a wooden effect UPVC frame and brick base, sitting and dining areas, laminate flooring, electric heaters, French doors to the rear garden.

**OFFICE:**

7' 9" x 8' 8" (2.35m x 2.65m)

Fitted office furniture, laminate flooring, panelled walls, window to the front.

**OPEN FIRST FLOOR LANDING:**

Carpeted flooring, ceiling light point, window to the front, doors off to three bedrooms, family bathroom and airing cupboard, space for a study area/office.

**MASTER BEDROOM:**

11' 0" x 16' 5" (3.35m x 5.00m)

Fitted wardrobes, carpeted flooring, radiators, ceiling light points, windows to the side and rear, door to the en-suite.

**EN-SUITE:**

Walk in shower cubicle, vanity basin and cabinet, low level WC, heated towel rail, spot lights and window to the front.







### **BEDROOM TWO:**

18' 8" x 11' 8" (5.70m x 3.55m)

Fitted wardrobes, carpeted flooring, ceiling light point, radiators, windows to both the front and rear. (Originally two bedrooms).

### **BEDROOM THREE:**

11' 4" x 8' 10" (3.45m x 2.70m)

Fitted wardrobes, carpeted flooring, ceiling light point, radiator and window to the rear.

### **FAMILY BATHROOM:**

White suite comprising: p shaped bath with shower over, cabinet wash hand basin, low level W/C, wall tiling, laminate flooring, ceiling spot lights, heated towel rail and window to the front.

### **GROUND FLOOR BEDROOM FOUR:**

11' 2" x 12' 10" (3.40m x 3.92m)

Fitted wardrobes, laminate flooring, spot lights, radiator, French doors to the rear garden, door to the en-suite.

### **EN-SUITE:**

Modern fitted suite comprising: vanity units incorporating wash hand basin, low level WC, cabinets and dressing tops, shower cubicle, heated towel rail and spot lights.

### **GROUND FLOOR BEDROOM FIVE:**

12' 4" x 15' 3" max (3.75m x 4.65m)

Fitted wardrobes, laminate flooring, spot lights, radiator, window to the front, door to the en-suite.

### **EN-SUITE:**

Modern fitted suite comprising: vanity units incorporating wash hand basin, low level WC, cabinets and dressing tops, shower cubicle, heated towel rail, spot lights and fitted cabinet.





**SUMMER HOUSE:**

23' 5" x 9' 5" (7.13m x 2.86m)

French doors to the front, carpeted flooring, lounge area and gym, wall heaters, spot lights.

**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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