



1 Morecroft Way, Acresford Park, Handsacre, Rugeley, WS15 4HH

£394,995

- Four Bedroom Detached Home
- Large Dual Aspect Living Room & Kitchen Diner With Separate Utility
- Superb Bathroom, En-Suite & Guest WC
- Driveway, Garage & Garden
- A Picturesque Development With Well Spread Properties
- Sitting Close To The Canal In A Popular Village With Amenities



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Rugeley, WS15 4HH**

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DESCRIPTION

This is the four bedroom newbuild detached home that offers space for all the family! This double fronted property has the perfect layout with generous accommodation throughout with a GARAGE and ample parking. Sitting on a very attractive new development close to the canal in a highly desirable village with plenty of amenities, this property ticks all of the boxes! Comprising a through entrance hall, guest WC, dual aspect living room and fabulous kitchen diner, with both of the main ground floor rooms having doors leading out to the garden. There is also a utility room, whilst upstairs are four good sized bedrooms (there really isn't a box room with this property) as well as a contemporary bathroom and stylish en-suite. Outside is that driveway sitting in front of the garage, along with a generous rear garden. Don't miss out on this perfect family home, and call us to book your visit today!

ACCOMMODATION

ENTRANCE HALL

A front facing exterior door opens to a through entrance hall whilst a staircase leads up to the first floor accommodation.

GUEST WC

The guest WC is fitted with a low level flush WC and a wash hand basin.

LIVING ROOM 22' 7" x 11' 8" (6.88m x 3.55m)

The property benefits from having a large living room which benefits from having a dual aspect courtesy of the front facing UPVC double glazed window and rear facing UPVC double glazed French doors leading out to the garden.

KITCHEN DINER 22' 7" x 10' 2" (6.88m x 3.10m)

A large kitchen diner is fitted with contemporary matching units and appliances whilst there is a dual aspect courtesy of the front facing UPVC double glazed window and rear facing UPVC double glazed exterior doors leading out to the garden.

UTILITY ROOM

The utility room is fitted with a sink which is set into the work surface whilst a rear facing exterior door opens out to the garden.

FIRST FLOOR LANDING

Stairs lead up to the first floor landing where a door opens to the airing cupboard.

MASTER BEDROOM 11' 9" x 10' 10"(max) (3.58m x 3.30m(max))

A generous master bedroom has a front facing UPVC double glazed window and door leading to the en-suite.

EN-SUITE

The en-suite is fitted with a contemporary white suite which includes a low level flush WC, wash hand basin and shower enclosure along with a front facing UPVC double glazed window.

BEDROOM 2 14' 0" x 10' 10" (max)(4.26m x 3.30m(max))

A second generous double bedroom is fitted with a front facing UPVC double glazed window.

BEDROOM 3 11' 4" x 10' 2" (3.45m x 3.10m)

A third generous double bedroom is fitted with a rear facing UPVC double glazed window.

BEDROOM 4 11' 4" x 7' 10" (3.45m x 2.39m)

A fourth good sized bedroom (certainly no box rooms here) is fitted with a built in wardrobe and rear facing UPVC double glazed window.

BATHROOM

There is a superb contemporary bathroom fitted with a white suite including a low level flush WC, wash hand basin and panelled bath as well as a rear facing double glazed window.

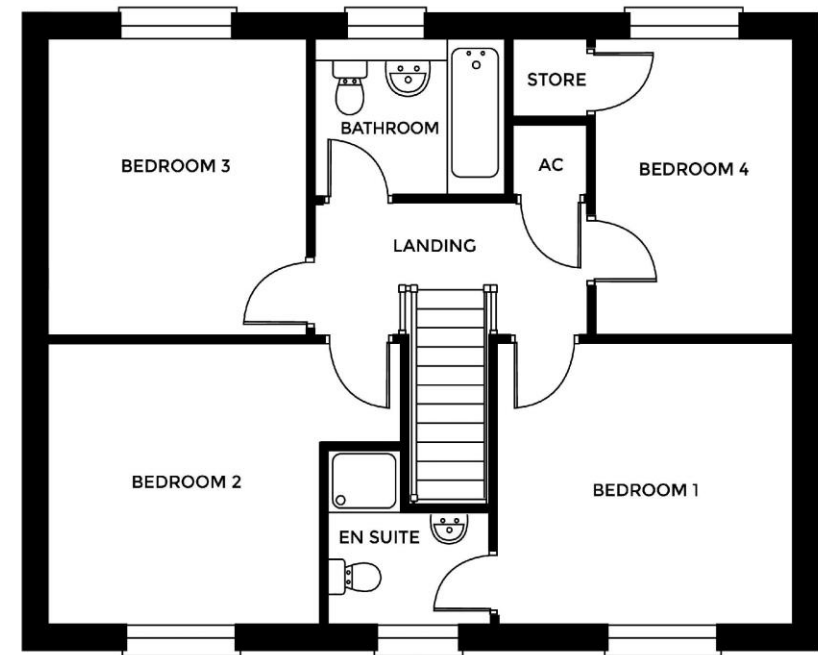
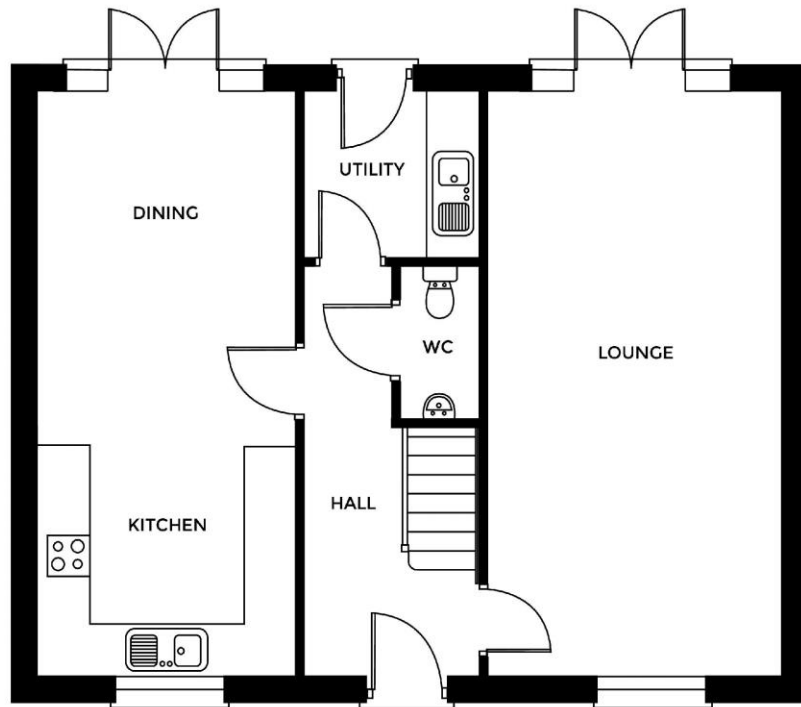
GARAGE

A front facing up and over garage door opens to a single garage.

EXTERIOR

The property sits on an attractive plot with large frontage and double length driveway leading down the side in front of the garage. There is also a rear garden.





Tenure: Freehold **Local Authority & Council Tax Band:** Lichfield District Council / TBC **Services:** We understand that the property is connected to mains gas, electric, water and drainage.

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