



Rowan Drive, Handsacre, Rugeley

£380,000

- Three Bedroom Detached Home
- Beautifully Appointed Throughout
- Family Room, Living Room & Garden Room
- Kitchen With Utility Room Off
- Contemporary En-Suite, Bathroom & Guest WC
- Plenty Of Parking, Garage & Spectacular Landscaped Plot



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DESCRIPTION

Now this is a property that is likely to surprise you! Positioned on a wonderful, spacious plot, sitting back from the road with a very generous frontage and having been extended to the rear, this property even benefits from having wonderful field views from the landing! Beautifully appointed throughout, this is a home that can only really be appreciated with a closer inspection. The accommodation comprises an entrance hall, guest WC, living room leading off to a garden room, a very spacious family room and a kitchen with utility off. Upstairs are three good sized bedrooms as well as a modern bathroom and en-suite. Outside, there is ample parking to the front with that very attractive front garden and a gate provides rear access. To the rear is a wonderfully landscaped garden which incorporates paved patios, mature shrub beds and a lawn along with a very pretty summerhouse to the rear of the plot. This really is one not to be missed, so call us today and book in your viewing to avoid disappointment!

ACCOMMODATION

ENTRANCE HALL

A front facing UPVC double glazed exterior door sits between two front-facing UPVC double glazed windows which opens to a spacious and very naturally bright entrance hall. There is a wood effect flooring, radiator and ceiling coving whilst a staircase leads up to the first floor accommodation, housing a useful under stairs storage cupboard beneath.

GUEST WC

The guest WC is fitted with a white suite which includes a low level flush WC and a wall mounted wash hand basin. There is a wood effect flooring, radiator, ceiling coving and front facing UPVC double glazed window.

LIVING ROOM 12' 10" x 11' 8" (3.92m x 3.56m)

A beautifully appointed living room is fitted with a cast iron wood burning stove sitting within a solid marble surround with matching hearth beneath. The room is fitted with ceiling coving whilst a recess opens through to the garden room.

GARDEN ROOM 10' 3" x 8' 10" (3.13m x 2.69m)

The garden room is fitted with a contemporary feature radiator and wood effect flooring whilst there are recessed ceiling spotlights and a double glazed skylight. The room is constructed of a low level brick base with UPVC double glazing looking out to the side and rear elevations whilst there are side facing UPVC double glazed exterior doors opening out to the garden.

DINING/FAMILY ROOM 11' 9" x 11' 1" (max into bay) (3.58m x 3.37m(max into bay))

Another large reception room, this particular one having a beautiful outlook over the spacious front garden whilst there is a radiator, ceiling coving and front-facing UPVC double glazed bay window.

KITCHEN 9' 6" x 9' 4" (2.89m x 2.84m)

The kitchen is fitted with a range of matching base cabinets and wall units whilst a stainless steel sink with chrome mixer tap is set into a solid granite work surface with tiled splash back. There is an integrated cooker and eye level built-in microwave combi oven whilst a four ring gas hob is set into the work surface with extractor hood above. There is a central work Island with solid granite work surface which extends out into a breakfast bar, whilst the kitchen also benefits from having an integrated dishwasher. There is a wood effect flooring, wall mounted contemporary feature radiator, recessed ceiling spotlights and ceiling coving as well as a rear facing UPVC double glazed window.

UTILITY ROOM

A recess opens through from the kitchen to the utility room which is fitted with a range of matching base cupboards and wall units. There is a stainless steel sink set into the solid granite work surface with tiled splash back and spaces for a washing machine, tumble dryer and tall fridge freezer. There is a laminate wood effect flooring, radiator, recessed ceiling spotlights and ceiling coving as well as a loft access hatch, rear-facing UPVC double glazed window and rear facing UPVC double glazed exterior door leading out to the garden.

LANDING

A staircase leads up to a very naturally bright first floor landing which is fitted with a radiator and ceiling coving whilst housing both the loft access hatch and useful built in storage cupboard. A side facing UPVC double glazed window provides a fabulous outlook over neighbouring countryside.

MASTER BEDROOM 10' 10" x 9' 1" (excluding robes) (3.31m x 2.78m(excluding robes))

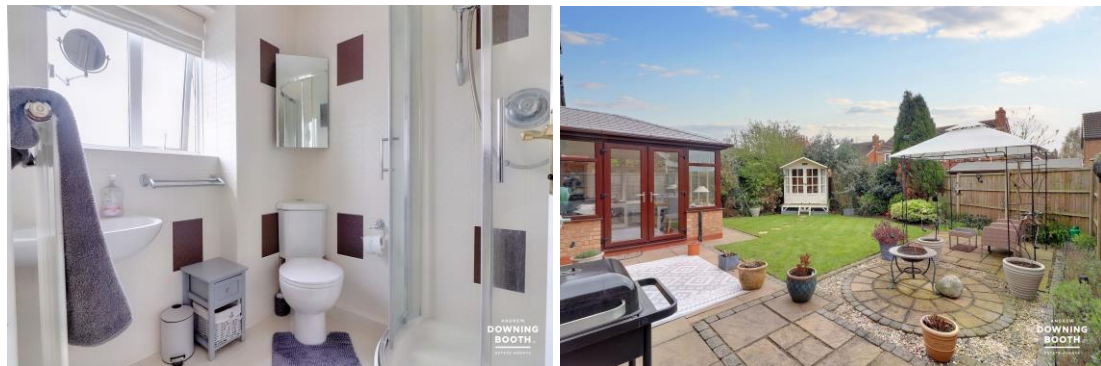
A generous master bedroom is fitted with a radiator, rear facing UPVC double glazed window and ceiling coving as well as a built in double wardrobe.

EN-SUITE

The master bedroom has its own en-suite which comprises a contemporary white suite including a low level flush WC, wall mounted wash hand basin with chrome mixer tap and a shower enclosure. There is a tiled floor, fully tiled walls and contemporary feature radiator as well as an extractor fan and rear facing UPVC double glazed window.

BEDROOM TWO 11' 10" (max into robes) x 9' 9" (3.6m x 2.97m(max into robes))

A second large double bedroom is fitted with a radiator and front facing UPVC double glazed window providing the beautiful outlook over the front garden. There is a built in double wardrobe as well as a further built-in double wardrobe with matching drawers, ceiling coving, and radiator.



BEDROOM THREE 9' 9" (max into robes) x 6' 8" (2.97m(max into robes) x 2.02m)

A good sized third bedroom is fitted with a built in wardrobe with matching built in drawers whilst there is a radiator, ceiling coving and front-facing UPVC double glazed window.

BATHROOM

A wonderful contemporary refitted family bathroom comprises a white suite which includes a low level flush WC, pedestal wash hand basin with chrome mixer tap, and P-shaped panelled bath with chrome mixer tap and shower over. There is a tiled floor, wall mounted traditional style radiator with integrated chrome heated towel rail, and recessed ceiling spot lights as well as a side facing UPVC double glazed window.

GARAGE 17' 0" x 7' 9" (5.17m x 2.36m)

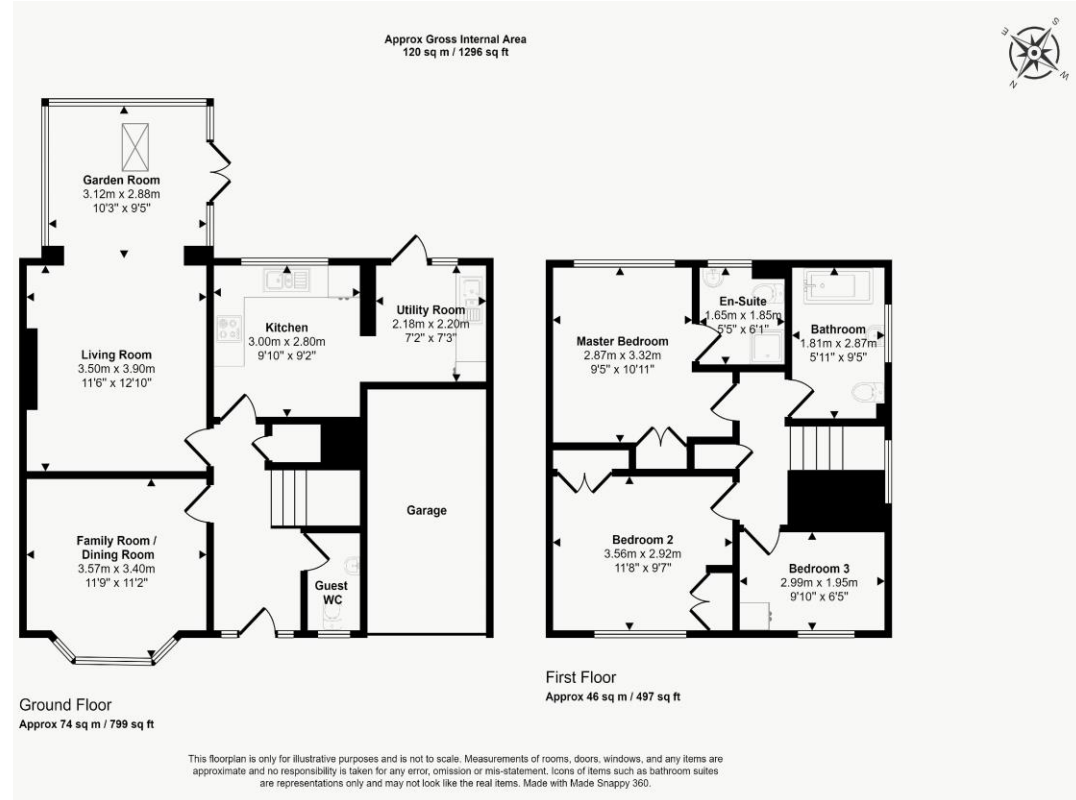
The front facing up and over garage door opens to a garage. It benefits from having its own lighting and power. There is a loft access hatch whilst the garage houses the gas fired Worcester Bosch central heating boiler.

EXTERIOR

One of the best parts about this beautiful family home is its magnificent landscaped plot! Sitting back from the road, the front garden has been lovingly maintained to incorporate two silver birch trees, a gravelled area with mature shrubs, a lawned front garden and a tarmacadam driveway with further gravel parking space to one side. A pathway leads down one side of the property down to a gate that provides access to the enclosed rear garden which incorporates a large flagstone paved patio and lawned garden with mature well stocked mature shrub beds.

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

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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		