



1 Eliot Close, Armitage
Rugeley WS15 4UP

Downes & Daughters
ESTATE AGENCY

1 Eliot Close, Armitage Rugeley WS15 4UP £450,000

Nearly 1,500 square feet of striking contemporary living space, occupying an enviable 'peninsula' plot position, on one of the area's most popular roads, at the heart of the Shropshire Brook Estate. This delightful family home has been fully renovated and cleverly extended and now offers stylish interiors with an attractive blend of open plan spaces and warm cosy family areas. With the rare benefit of a wonderfully private rear garden and detached double garage. The extended nature of the property has given rise to the most incredible open plan kitchen, dining and family space which opens further in to a useful boot room giving access to the garden. Two further and spacious reception rooms are currently used as a multi-use living rooms and home working spaces connected by a stylish double sided multi fuel stove. The ground floor accommodation is then completed with the more functional guest cloakroom and hallway which also seamlessly leads in to the kitchen. A superb design twist. The first floor is equally impressive with four bedrooms and two bathrooms radiating from an elegant landing, with the principal bedroom boasting fitted wardrobes and a modern shower room. The exceptional nature of this fine home continues outside with manicured lawned gardens with hedge boundary to the front and both sides and then a wonderfully private, enclosed rear garden with a number of attractive seating and play areas, interspersed with shaped lawns and established beds and borders. This attractive package is then completed with a detached double garage and private driveway with EV charger.

Viewing really is essential to appreciate the unique nature of this stunning home and its flawless contemporary presentation.

GROUND FLOOR

Attractive Entrance Hallway • Striking Open Plan Kitchen, Dining & Family Space • Bespoke Fitted Kitchen & Shelving, Central Island, A Wealth Of Appliances & Window Seat With Plantation Shutters • Boot Room With Access To Rear Garden • Guest Cloakroom • Living Room Opening In To Garden Room With Dividing Multi Fuel Stove • Currently Used As Multi-Use Living Rooms & Home Working Spaces • Access To Rear Garden

FIRST FLOOR

Elegant Landing With Airing Cupboard • Principal Bedroom With Fitted Wardrobes • En Suite Shower Room • Bedroom Two • Bedroom Three • Bedroom Four • Family Bathroom

OUTSIDE

Manicured Lawned Gardens To Front & Both Sides With Neat Boundary Hedge • Rear Private Driveway Offering Side By Side Parking & EV Charger • Detached Double Garage With Partitioned Rear Workshop • Wonderfully Private Enclosed Landscaped Rear Garden • Shaped Lawn & A Selection Of Seating & Entertaining Areas • Children's Play Area • Established Raised Borders

FURTHER INFORMATION

Freehold (TBC By Solicitor) • Council Tax Band ? • Energy Rating C • Upvc Double Glazing • Gas Central Heating • All Mains Services



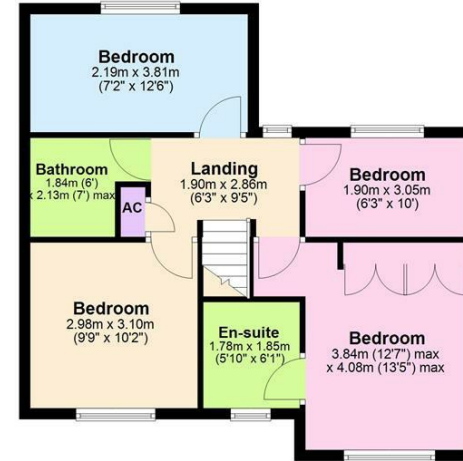




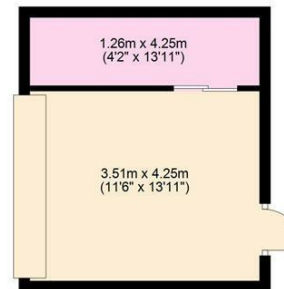
Ground Floor
Approx. 61.4 sq. metres (660.6 sq. feet)



First Floor
Approx. 52.3 sq. metres (562.5 sq. feet)



Garage / Workshop
Approx. 20.7 sq. metres (223.1 sq. feet)



Total area: approx. 134.4 sq. metres (1446.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		70 75
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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EU Directive 2002/91/EC		



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