



6 The Cloisters Hawksyard, Rugeley
Rugeley WS15 1GW

Downes & Daughters
ESTATE AGENCY

6 The Cloisters Hawksyard, Rugeley Rugeley WS15 1GW Offers over £250,000

Positioned in a charming area between Armitage and Rugeley, the hugely popular Hawksyard Estate is an attractive modern development with two canal side pub restaurants only moments away. Nestled in a secluded and quiet corner of the development, this delightful semi-detached house offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The heart of the home is a spacious kitchen diner, designed for both cooking and entertaining. Double doors lead directly to the south west-facing rear garden, which is not only a suntrap but also offers a good level of privacy, making it an excellent space for outdoor gatherings or quiet moments in the sun. The property also features a welcoming reception room, perfect for cosy evenings in, a guest cloakroom, an en suite shower room and fitted wardrobes to the principal bedroom and a family bathroom. Additionally, there is a garage with electric feed and allocated parking to the rear and an impressive lawned garden to the front.

Situated in a secluded position within the estate, this home combines the benefits of suburban living with proximity to local amenities. Whether you are looking for a family home or a peaceful retreat, this property on The Cloisters is sure to impress. Don't miss the opportunity to make this lovely house your new home.

GROUND FLOOR

Entrance Hallway • Guest Cloakroom • Living Room • Kitchen Diner With Pantry Cupboard & Double Doors To Rear Garden

FIRST FLOOR

Landing With Airing Cupboard • Bedroom One With Built In Wardrobes & Cupboard • En Suite Shower Room • Bedroom Two • Bedroom Three • Family Bathroom

OUTSIDE

Lawned Front Garden With Boundary Hedge • Allocated Driveway • Single Garage With Electric Feed • Lawned South Facing Rear Garden

FURTHER INFORMATION

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







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		78
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		



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