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**Chestnut Close | Rugeley | WS15 4TH**  
**Offers In The Region Of £450,000**



# Summary

\*\* EXTENDED DETACHED FAMILY HOME \*\* THREE BEDROOMS \*\* OPEN PLAN KITCHEN FAMILY ROOM \*\* SEPARATE RECEPTION ROOM \*\* UTILITY ROOM \*\* ENSUITE \*\* FAMILY BATHROOM \*\* GARAGE SPACE \*\* DRIVEWAY \*\* VIEWING ESSENTIAL \*\*

A well-presented three-bedroom detached family home, ideally situated within this popular residential location in Handsacre. The property has been thoughtfully extended to the rear, creating an impressive open-plan kitchen, dining and family room which provides an excellent modern space for both everyday family life and entertaining.

Chestnut Close is situated in the popular village of Handsacre, offering convenient access to local amenities, schools and transport links. The property is ideally positioned for access to both Rugeley and Lichfield, making it an attractive choice for families and commuters alike.

The accommodation briefly comprises an entrance hallway, comfortable living room and superb open-plan kitchen, dining and family room. The ground floor is further complemented by a useful utility

# Key Features

- EXTENDED DETACHED FAMILY HOME
- OPEN PLAN KITCHEN FAMILY ROOM
- UTILITY ROOM
- FAMILY BATHROOM
- DRIVEWAY
- THREE BEDROOMS
- SEPARATE RECEPTION ROOM
- ENSUITE
- GARAGE SPACE
- VIEWING ESSENTIAL

# Rooms and Dimensions

## Hallway

## Living Room

13'8" x 11'7" (4.19 x 3.54)

## Kitchen/ Living

23'3" x 28'8" (7.09 x 8.76)

## Utility Room

7'6" x 7'6" (2.31 x 2.31)

## WC

5'7" x 3'1" (1.72 x 0.95)

## Garage

8'11" x 7'9" (2.73 x 2.38)

## Landing

## Bedroom 1

10'6" x 9'1" (3.21 x 2.77)

## Ensuite

6'2" x 5'5" (1.88 x 1.66)

## Bedroom 2

9'7" x 11'8" (2.94 x 3.57)

## Bedroom 3

6'5" x 9'8" (1.96 x 2.96)

## Bathroom

9'6" x 5'7" (2.92 x 1.72)

## Identification Checks (R)





