

# Your local property experts



3 Eaton Drive, Rugeley, WS15 2FR  
Offers In The Region Of £550,000



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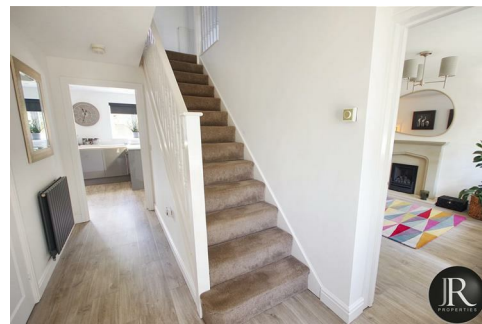


**\*\* VIRTUAL ONLINE TOUR \*\* PREPARE TO BE WOWED \*\*** JR Properties are pleased to offer For Sale this immaculately presented executive detached family home positioned within a private drive on a popular residential development situated within walking distance to the town centre. The property must be viewed to be appreciated.

The accommodation offers a welcoming reception through hallway with stairs to the first floor and leads to the; study, guest WC, family lounge and the impressive open plan kitchen/diner. The kitchen recently being fitted by Howdens and offers integral Neff slide & hide over, microwave oven, induction hob, wine fridge, dishwasher, quartz worktops with a fitted wireless phone charger, hidden backflip sockets with USB and the list continues. From here leads the utility and the exceptional sunroom.

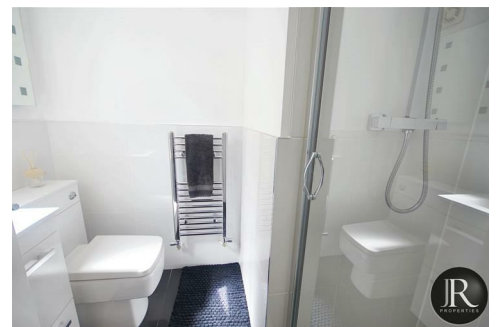
The first floor offers an imposing master suite with ensuite shower room, ensuite to second bedroom, three additional bedrooms and family bathroom.

Externally; to the front there is a double garage with two single electric up & over doors, generous drive, lawn, path to canopy entrance and gated access to both sides to the rear. The private rear garden has a good sized lawn & patio.



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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			
England & Wales		66	72
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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