

Your local property experts



76 Eaton Drive, Rugeley, WS15 2FS
Offers In The Region Of £450,000



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Sales : 01889 577 731
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JR Properties Ltd, 25b Horsefair, Rugeley, Staffs, WS15 2EJ
VAT No: 167 4441 94 Company Reg: 7673595

**** VIRTUAL TOUR AVAILABLE ** VIEWING HIGHLY RECOMMENDED **** JR Properties are pleased to offer For Sale this IMMACULATE five potentially six bedroom three storey detached family home positioned on a popular residential development being closely situated to the town centre.

The property offers versatile family accommodation which comprises of; a welcoming reception hallway, guest wc, office/bedroom five, snug/potential bedroom six, utility room providing access to the integral garage and stairs leading to the first floor. Offering; stairs to the second floor, lounge/bedroom four and the impressive open plan kitchen/diner with integrated appliances including dishwasher, larder fridge, larder freezer, double oven, hob, microwave, and boiling water tap and opening through to the family room. The second floor offers the master bedroom with dressing room & ensuite, two further generous bedrooms and family bathroom.

Externally, there is a drive to the front providing ample off road parking, access to the single garage and gated side access to the rear. There is a spectacular landscaped low maintenance rear garden with artificial lawn, paved patio, decked patio with raised borders an impressive covered pergola all providing an inviting entertaining space.

Agents Notes: An EICR electrical certificate is provided dated August 2025.



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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	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		
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