

Your local property experts



28 Eaton Drive, Rugeley, WS15 2FS

Guide Price £530,000



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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 ONLINE TOUR \*\* MUST BE VIEWED \*\*** JR Properties are pleased to offer For Sale this extremely well presented executive detached family home positioned within a private drive on a popular residential development with its own gated access from Wolseley Road situated and 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 breakfast kitchen & dining with log burner. From here leads the utility and the delightful conservatory.

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 an electric gate from Wolseley Road which leads to ample drive and double garage with two electric roller shutters and additional access from Eaton Drive via a private drive.

There is an impressive landscaped Japanese style rear garden, pergola, large pond, established ornamental shrubs and water features. There is secure gated access to the front of the property.



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