

Burwood,
Hill
Ridware,
Staffordshire.



10 St. Nicholas Way
Rugeley

£430,000



A Family Home Full of Potential in a Peaceful Village Setting
Some homes are ready to move straight into. Others offer something far more exciting, the opportunity to create a home that reflects your own taste and lifestyle. 10 St Nicholas Way falls firmly into the latter category.

Occupying a generous plot on one of Abbots Bromley's most established and peaceful residential roads, this four-bedroom detached home presents an increasingly rare opportunity. Offering spacious accommodation, two reception rooms, an en-suite shower room, family bathroom, separate WC, double garage and an attractive rear garden, it provides all the ingredients for a wonderful family home. Whilst some cosmetic modernisation would enhance the property, this has already been reflected in the asking price, making it an exceptional opportunity for buyers looking to add value and create something truly special.



Set back behind a lawned frontage with driveway parking leading to the double garage, the property enjoys an appealing first impression. St Nicholas Way has long been regarded as one of the village's most desirable roads, appreciated for its quiet surroundings, generous plots and family-friendly atmosphere. It is the sort of place where children can ride their bikes, neighbours know one another, and everything the village has to offer is just a short walk away.

Stepping inside, the welcoming hallway provides access to the principal ground floor accommodation. The lounge is a generous reception room, enjoying a pleasant outlook over the front garden and offering ample space for everyday family life or entertaining friends.

Double doors lead through to the dining room, creating a wonderful flow between the two reception rooms. Sliding patio doors open directly onto the rear garden, allowing family gatherings and summer entertaining to spill effortlessly outside.

The kitchen overlooks the rear garden and offers excellent proportions for redesign or remodelling. Buyers may choose to update the existing layout or create the sort of open-plan kitchen and family space that has become so popular with modern living, subject to any necessary permissions. Either way, the space offers exciting possibilities and the chance to create something truly individual.

Practicality has clearly been considered too. A ground floor cloakroom, internal access to the double garage and useful storage all contribute to the functionality of the home.

The double garage deserves particular mention. Offering excellent storage, workshop space or secure parking, it also presents future potential for conversion into additional living accommodation, a home office or gym, subject to the relevant permissions.

The first floor offers four well-proportioned bedrooms, making this an ideal home for growing families. The principal bedroom benefits from its own en-suite shower room, whilst the remaining bedrooms are served by a family bathroom and a separate WC, a practical arrangement that works particularly well for busy households.

Outside, the rear garden provides a lovely private setting with plenty of space for children to play, summer barbecues or future landscaping projects. Mature boundaries provide privacy, whilst the generous plot gives buyers the opportunity to enhance the outdoor space to complement the improvements they may wish to make inside.

Homes offering this combination of size, location and potential rarely become available. Whilst cosmetic updating will undoubtedly enhance the property, the substantial accommodation, sought-after location and attractive asking price make this an exceptional opportunity.

For buyers looking beyond décor and recognising the opportunity to create a beautiful long-term family home, 10 St Nicholas Way represents outstanding value within one of Staffordshire's most desirable villages.

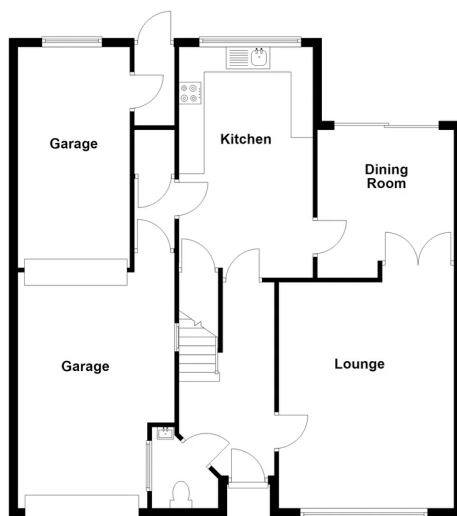




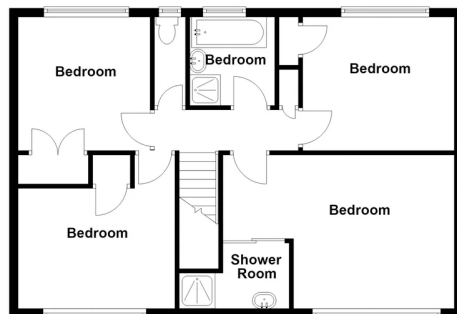




10 St Nicholas Way
Approx. 99.1 sq. metres (1066.6 sq. feet)



First Floor
Approx. 66.9 sq. metres (719.6 sq. feet)



Total area: approx. 165.9 sq. metres (1786.2 sq. feet)

