

Wilson Avenue

Great Haywood, Stafford, ST18 0XL



A modern, newly built three bedroom detached bungalow situated within a popular new development of homes, in the desirable village of Great Haywood.

Offers Over £350,000



John German 

Tixall View is a stunning new development of properties built by the well regarded builders Lovell Homes, within the highly sought after village of Great Haywood. The Village of Great Haywood has a range of amenities including doctor's surgery, pharmacy, village store, a warm and welcoming village pub and also the excellent farm shop on the edge of the village. The Shugborough estate is also easy to walk to and a short journey to Cannock Chase, a place of outstanding natural beauty. Great Haywood is also extremely accessible for many Midland commercial centres and there is a mainline railway station at Rugeley Trent Valley. The nearby county town of Stafford has a wide range of amenities including supermarkets, shops, bars, banks, restaurants and pubs. Nearby road links include junctions 13 and 14 of the M6 that provide direct access into the national motorway network.

This three bedroom detached bungalow comprises entrance door opening into the hallway, with doors off into the three bedrooms, family bathroom, kitchen/diner, living room and two useful storage cupboards.

There are three bedrooms, two generous doubles and one smaller single bedroom which is a fantastic versatile space, ideal as a home office or study.

The master bedroom further benefits from its own-suite shower room comprising double shower unit with mains shower and tiled surround, low level WC and wash hand basin.

The generously sized family bathroom has a obscured window to the side aspect, white panelled bath with mixer tap over, low level WC, wash hand basin, chrome style heated towel rail and half tiled walls.

The living room has carpeted flooring and French doors out to the rear garden.

The kitchen/diner is fitted with a modern grey gloss kitchen with laminate worksurfaces over, inset stainless steel sink with drainer and mixer tap over and a range of integrated appliances including Zanussi dishwasher, Zanussi four ring gas hob with extractor above, Zanussi double oven and Zanussi fridge freezer. There is laminate wooden effect flooring and a window and door leading out to the rear garden.

Outside to the front of the property is a block paved driveway providing off-road parking for two vehicles, leading to the garage with up and over door. To the rear of the property is a fully enclosed walled garden with paved slab seating area and large lawned garden.

We understand there is a green space charge of £185 per annum payable to Lovell Homes.

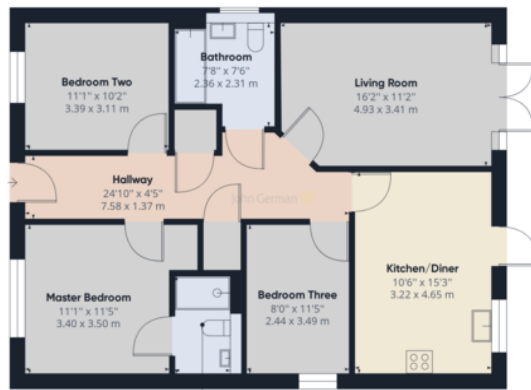
Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency
www.staffordbc.gov.uk

Our Ref: JGA/20062023

Local Authority/Tax Band: Stafford Borough Council / Tax Band D



Ground Floor Building 1



Ground Floor Building 2

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Approximate total area⁽¹⁾
1141.33 ft²
106.03 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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