

Little Tixall Lane

Great Haywood, Stafford, ST18 0SE



A superbly appointed semi-detached family home situated within the desirable village of Great Haywood.

£315,000



John German

This traditional 1930's semi-detached family home has been tastefully extended and modernised by the current owner and has created a stunning family home positioned within a sought-after village.

The village of Great Haywood has a wide 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 the village is 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. For Local Schooling this property falls into the catchment area for Anson CoFe Primary School which is situated within the village of Great Haywood and was awarded outstanding in its latest Ofsted report, and for secondary education its The Weston Road Academy in the nearby county town of Stafford.

Internally the property comprises a welcoming entrance hallway with carpeted stairs rising to the first-floor landing and a functional understairs storage space. The warm and welcoming living room has a chimney breast housing a log burning stove, wooden flooring and bay window to the front aspect with beautiful, fitted shutters.

From the hallway, a door leads to the heart of the home. This is the impressive open-plan kitchen diner, with an extensive range of matching wall and base units with wooden work surfaces. There is space for a range style cooker with concealed extractor hood above, tiled splashbacks and a Belfast sink. A gorgeous grey tiled flooring flows throughout with spotlights to the ceiling. The dining area benefits from bi-folding doors leading out to the rear garden.

From the kitchen/diner there is a further door leading into the utility/guest cloakroom with low level WC, tiled flooring and utility area with space and plumbing for a washing machine and an inset sink with drainer and mixer tap over.

Upstairs there are three generous bedrooms, two well-proportioned double bedrooms with the master bedroom also having fitted wardrobes. The third bedroom is an ideal single bedroom or home office.

The stunning re-fitted family bathroom comprises a traditional low-level WC, wash hand basin, chrome style heated towel radiator and a partially freestanding bath with rainfall shower.

Outside to the front of the property is a large tarmac driveway providing off-road parking for several vehicles, leading to the garage. There is a large front garden with lawned area and a variety of plants, trees and shrubs. Within the garage space is a further secure storage area to the rear and the garage can also be accessed via double doors opening from the rear garden. In the rear garden there is a large patio seating area, perfect for summer entertaining, a lawned garden, a large variety of plants, trees and shrubs. At the rear of the garden are two raised vegetable patches and a superb home office, ideal for those looking to work from home.

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/10072023

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







Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



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