

High Chase Rise

Little Haywood, Stafford, ST18 0TY

John
German





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£425,000

A spacious and much improved four bedroom detached house with double garage and mature gardens, located in a quiet and central cul de sac with far reaching views of Cannock Chase.



High Chase Rise is a very pleasant cul de sac that leads off Main Road in the centre of Little Haywood and is convenient for village amenities and the many walks that can be locally found including those alongside the tow path of the nearby Trent and Mersey Canal taking you into Great Haywood and the Shugborough Estate.

This gas centrally heated and uPVC double glazed home offers an enclosed entrance porch that leads you into a lovely spacious reception hall with parquet flooring, built in cloaks cupboard and a two piece white fitted guest cloakroom. Leading off the hall is a light and bright family lounge with wide bay window overlooking the garden and a traditional brick fireplace and electric coal effect fire with two fireside windows. Double doors lead from the lounge into a separate and well proportioned dining room that connects directly to the kitchen and a large and very pleasant uPVC double glazed conservatory with feature clear glass roof and double door access to the garden.

The kitchen has been most tastefully refitted to offer a range of high gloss base and wall units with stainless handles and contrasting worktops and upstand. There is an inset sink unit, built in cooker, hob and extractor hood and plumbing for a dishwasher. From the kitchen, you have access directly into a large utility/garden room that has an extensive range of storage units and worktops, appliances spaces for a washing machine and tumble dryer, full length range of uPVC windows and door that overlook and access a courtyard garden area. Leading off the utility room is an access door to the double garage.

On the first floor, a landing with large side aspect window gives access to the four bedrooms and family bathroom. Bedroom one is a rear facing double room with built in wardrobes, bedroom two is a double sized room with side garden views, bedroom three is a smaller double room and has delightful Cannock Chase views and bedroom four is a children's single room and has rural views beyond High Chase Rise. The original family bathroom has been refitted and now offers a very pleasant shower room with aqua boarding, a walk in showering area and a wash hand basin and low level WC.

Outside, double garage with electric remote control operated roller shutter type door, fitted sink unit and electric, light and power points. Mature and well stocked gardens with a variety of shrubbery and perennial borders are positioned to the front and side of the property and there is also a separate and sunny courtyard garden with stone and gravel paving. There is a mixture of hedged and fenced boundaries, small ornamental pool, further large patio area and a timber store.

Agents note: A new condensing gas boiler has been installed since the EPC was carried out.

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

Property construction: Brick

Parking: Double garage and space for two cars to front of garage

Electricity supply: Mains. **Water supply:** Mains

Sewerage: Mains. **Heating:** Gas central heating

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

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

www.staffordbc.gov.uk

Our Ref: JGA/28022024







Ground Floor

Approximate total area⁽¹⁾

1819.87 ft²

169.07 m²



Floor 1

(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.

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Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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