

Hunters Close

Great Haywood, Stafford, ST18 0GF



An attractive and spacious semi-detached family home with garage, situated in the highly desirable village of Great Haywood.

Offers over £300,000



John German 

John German are delighted to offer to the market this four bedroom semi-detached family home situated within the village of Great Haywood, a popular Staffordshire village offering 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.

Internally the property comprises entrance door with double glazed window over, which opens into the entrance hallway with wooden effect flooring, radiator and carpeted stairs leading to the first floor accommodation. There is a door leading off to the guest cloakroom which has wooden effect flooring, low level WC, wash hand basin and a UPVC double glazed window to the front elevation. The bright and spacious living room has a modern wall mounted fire, carpeted flooring, two ceiling light points, UPVC double glazed window to the rear aspect and French doors with plantation style shutters opening out onto the rear garden's patio area.

The modern kitchen/diner has a generous range of matching grey gloss wall and base units with fitted work surfaces over, inset sink with mixer tap over and a range of integrated appliances including a double oven, induction hob with extractor over, fridge freezer, dishwasher and washing machine. There is a tiled floor, spotlights to the ceiling and UPVC double glazed bay window to the front aspect with plantation style shutters.

Upstairs on the first floor landing there is a useful storage cupboard, airing cupboard and stairs leading to the second floor.

On the first floor there are three bedrooms, two generous doubles both with built in double wardrobes and one smaller single bedroom ideal as a nursery or home office. The modern family bathroom has a low level WC, wash hand basin, panelled bath with mains shower over, tiled flooring, spotlights to the ceiling and UPVC double glazed window to the front aspect.

Stairs then rise to the second floor where you will find the master suite comprising a generously sized double bedroom with built in double wardrobe having access within the wardrobe behind to a further storage space, a UPVC double glazed window to the front aspect and a skylight to the rear. In addition to this there is an en-suite shower room comprising a shower cubicle with mains mixer shower, wash hand basin and a low level WC.

Outside the property is set back from the main road behind a lawned front garden with a paved path leading to the entrance door. To the rear of the property is a well maintained garden with patio seating area, decked seating area and lawned garden. A paved pathway with a gate at the end of the garden leads to the parking area and single garage with up and over door.

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

Property construction: Brick. **Parking:** Parking area & garage.

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

Sewerage: Mains. **Heating:** Mains.

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

Broadband type: 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 D

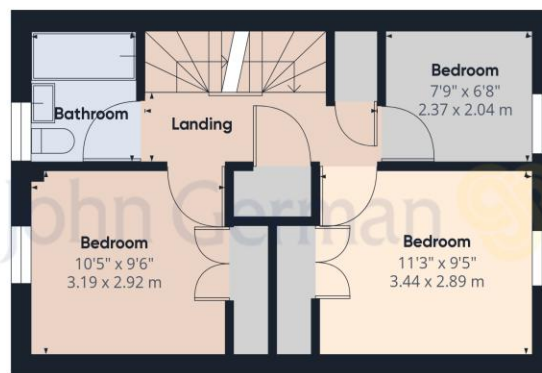
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/15052024

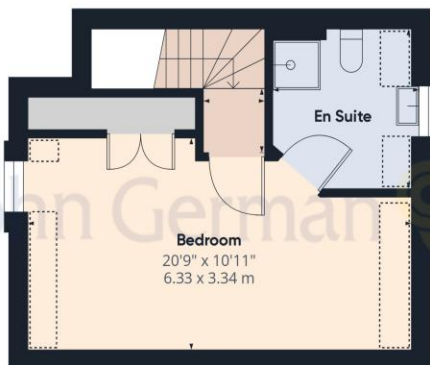
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Ground Floor



Floor 1



John German

Approximate total area⁽¹⁾

1141.81 ft²
106.08 m²

Reduced headroom

41.04 ft²
3.81 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Agents' Notes

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