

St. Marys Road

Little Haywood, Stafford, ST18 0QG

John
German





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£399,950

This extended family detached house is presented to such an exceptionally high standard and tastefully appointed throughout. Occupying a particularly pleasant position with playing fields beyond the road to the front of the property, in a popular village location.



The property is situated within the very popular village of Little Haywood, and along with its neighbouring villages of Colwich and Great Haywood have a range of amenities including primary schools, welcoming village pubs and shops. There is also an excellent farm shop on the outskirts of Great Haywood. The property is also within easy access of Cannock Chase, an area designated as a place of outstanding natural beauty, and a wonderful place to cycle, walk or jog. Excellent rail services at nearby Rugeley Trent Valley, some of which give access to London Euston.

Accommodation: Reception hall with stairs rising to the first floor landing, having a feature wall covering to one wall and a cloakroom off with rectangular wash basin incorporating cupboard beneath and WC.

Elegant lounge with bow front facing window, splendid marble fireplace incorporating an electric coal effect fire.

Separate sitting room with lantern roof and sliding doors that open to the terrace and the garden.

Stunning open plan living dining kitchen which has been extended and incorporates two Velux roof lights. The kitchen has an extensive range of cream gloss units with chrome door furniture and contrasting work surfaces. Stainless steel 1 1/2 bowl sink and drainer and integrated appliances comprise Neff hob with stainless steel extractor canopy above and double oven beneath. In addition, there is an integrated microwave and dishwasher. There is a recess for an American style fridge freezer (not included in the sale, however may be available by separate negotiation). Additional useful built in cupboard and a delightful dining and sitting area which has French style double doors opening to the garden.

Separate utility room which is equally well appointed having a matching range of units and space and provision for a washing machine and tumble dryer.

First floor landing with linen cupboard and off which leads four bedrooms, the front facing bedrooms enjoy pleasant views of the playing fields beyond the road to the front. The principal bedroom has the benefit of an en suite with exquisite tiling, a spacious shower with both waterfall and conventional heads and a wash basin and WC set into an integrated modern unit with cupboards beneath. In addition, there are vertical radiators. The second and third bedrooms have the benefit of built in wardrobes. The fourth bedroom is currently used as a dressing room with a range of modern fitted furniture.

Excellent family bathroom, again beautifully appointed having a bath with screen and shower above, wash basin and WC set into an integrated unit with cupboards beneath and chrome towel radiator.

Outside, an immaculate tarmac drive and beautiful lawn to the side with borders, and gated side entrance and also access to the garage which has an electric roller shutter door and personal door to the utility room.

To the rear of the property there is a splendid porcelain tiled terrace with sleepers to a slightly raised lawn beyond which lies a further superb sun terrace.

Agents notes: The land registry document does reveal original rights and charges. A copy of which is available on request.

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

Property construction: Standard **Parking:** Drive **Electricity supply:** Mains **Water supply:** Mains **Sewerage:** Mains

Heating: Mains (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/>

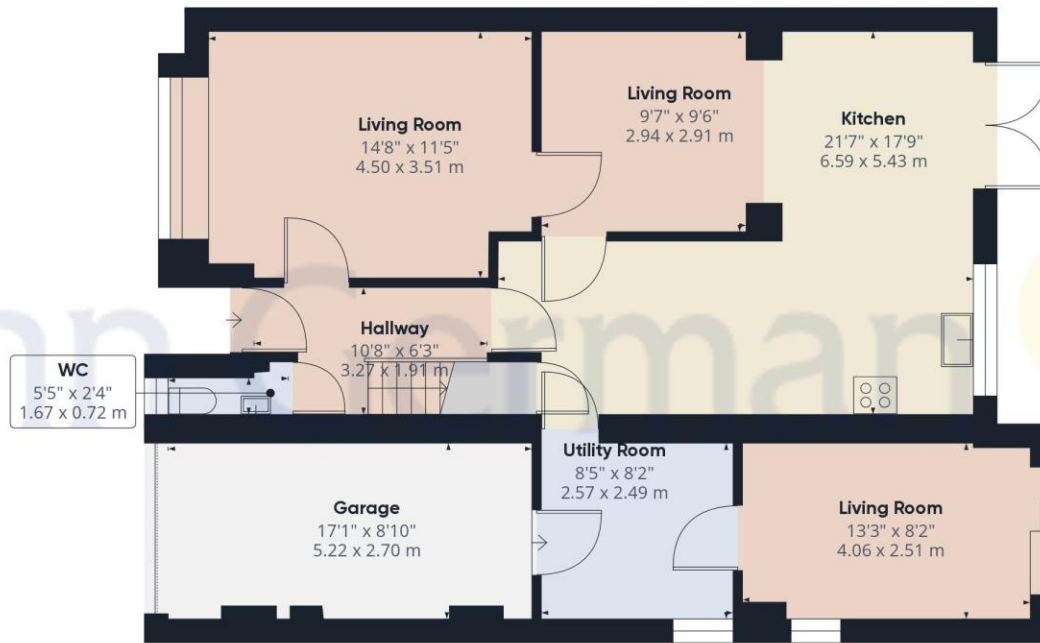
Local Authority/Tax Band: Stafford Borough Council / Tax Band D

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

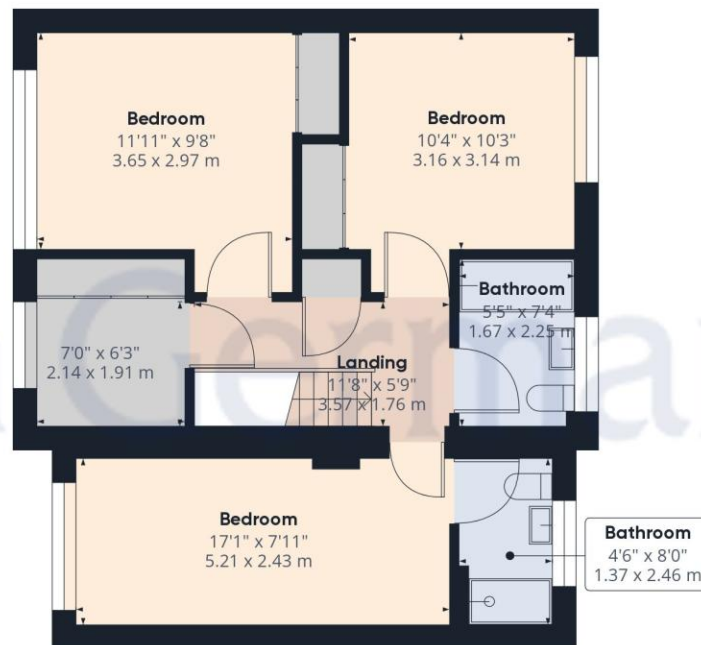
Our Ref: JGA10062024







Ground Floor



Floor 1

Approximate total area[†]

1547.68 ft²

143.78 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.

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Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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