

Pasturefields

Great Haywood, Stafford, ST18 0RB

John German





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Offers Over £200,000

Cute characterful cottage with an impressive long rear garden and parking to the front, situated in a popular area within close proximity to the surrounding villages and towns.



Whether looking to make your first step onto the property ladder, to downsize or simply a home with a large garden, viewing and consideration of this character cottage is strongly advised to appreciate the extended ground floor accommodation, charm and the aforementioned garden which extends to approx. 0.2 of an acre.

Situated between the popular villages of Great Haywood and Hixon with their range of amenities, the county town of Stafford and facilities in Rugeley are both only a short commute away as is the M6 motorway road network.

Accommodation - A composite part obscure double glazed entrance door opens to the enclosed porch where a uPVC part obscure double glazed door leads to the charming living room which has a focal chimney breast with a log burner set on a slabbed hearth, exposed beam and a front facing window.

The inner hall has stairs rising to the first floor with an understairs cupboard below and doors to the remaining ground floor accommodation.

The extended dining kitchen also provides space for soft seating if desired having a painted beamed ceiling and feature tiled floor. There is a range of base and eye level units with fitted worktops and an inset sink unit set below the rear facing window, space for an electric range stove with extractor over, space for further appliances plus a built in cupboard housing the wall mounted central heating boiler. uPVC double glazed French doors open to the garden room which provides a lovely view of the rear garden and French doors give access to the patio.

Completing the ground floor space is the fitted bathroom which has a white four piece suite incorporating both a corner panelled bath and a separate corner shower cubicle plus a skylight providing natural light.

On the first floor the pleasant landing has a side facing window and provides space for a study area if required. Doors lead to the two double bedrooms, the rear facing room has dual aspect windows and a fitted wardrobe, and the front facing bedroom has fitted wardrobes to one side.

Outside - To the rear, shared access leads to the front of the terrace plus a useful adjacent brick built outhouse. A patio with a feature raised fishpond leads to the hugely impressive long garden that extends to approx. 0.2 of an acre and is predominantly laid to lawn with well stocked shaped beds and borders containing a large variety of shrubs, plants and trees. There are several pleasant seating areas, space for sheds and a barked play area.

To the front a gravelled driveway has brick edging and fencing to two sides, providing off road parking.

Please note: The owner of the neighbouring garden has access along a section of the path in the rear garden of this cottage.

what3 words: embedded. undercuts. veered

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

Property construction: Brick

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: LPG

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

Broadband type: Fibre

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 B

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

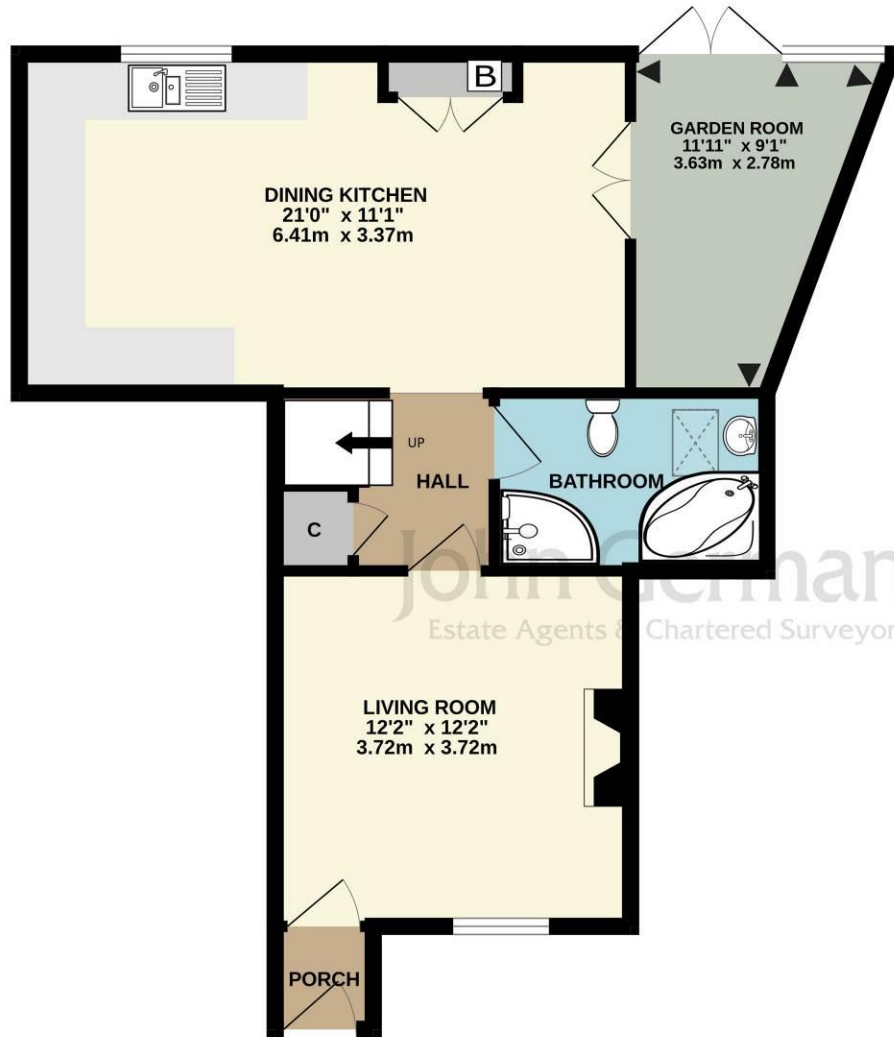
Our Ref: JGA/19062024

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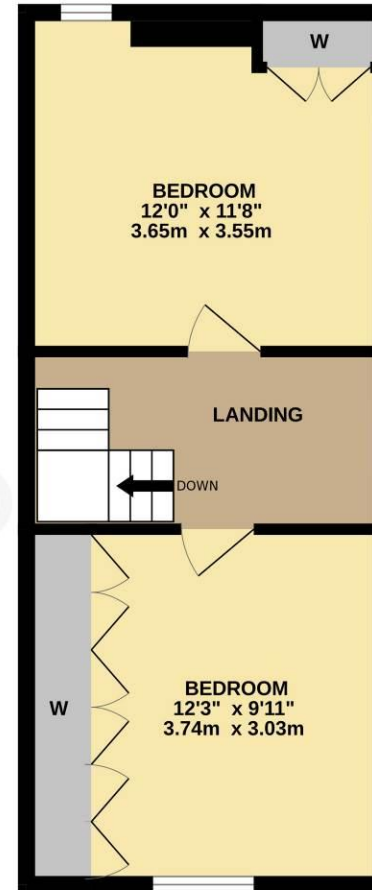




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		99 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	41 E	
21-38	F		
1-20	G		



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