

# Hawkesmore Drive

Little Haywood, Stafford, ST18 0UA

John German





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£325,000

An excellent family sized detached house that has a superb contemporary open plan living and dining kitchen, a beautifully appointed bathroom in addition to a utility/shower room.



Little Haywood is an exceptionally popular village and along with its neighbouring villages of Colwich and Great Haywood provide a good range of facilities including welcoming village pubs, primary schools, doctors, chemists and an excellent farm shop. The village is also close to National Trust Shugborough Estate and Cannock Chase, an area designated as a place of outstanding natural beauty being a wonderful place to walk, trek, cycle or jog. Rugeley Trent Valley railway line provides some excellent services to both the county town of Stafford and also to London Euston.

Step inside the reception hall with a tiled floor, stairs to the first floor and two useful built in cupboards. There is a superb open plan living and dining kitchen with tiled floor throughout. The kitchen has an excellent range of light oak gloss units with contrasting black granite work surfaces and drainer which extends to an impressive peninsular area which has further drawer units beneath, an integrated five burner gas hob and breakfast dining space. There is also an integrated double oven (the American style fridge freezer is not included in the sale). The spacious dining area has fitted wall cupboards and granite worksurfaces plus patio doors opening to the rear deck and patio area. The sitting area has provision for a wall hung television beneath with a bioethanol flame fire plus an integrated cupboard and a bow window to the front.

There are three areas to the utility room including shelving, cupboards, Belfast style ceramic sink, space and provision for domestic appliances plus a separate tiled shower and a wall hung wash basin.

On the first floor an attractive range of modern doors with stainless steel accessories lead to four bedrooms and the superbly appointed bathroom which has a double width shower room, bath with waterfall tap, an oval wash basin on a stand, WC and a vertical towel radiator.

The principal bedroom has an extensive range of built in wardrobes while two of the other bedrooms have children's fitted high level beds. The two rear facing bedrooms enjoy views towards Cannock Chase beyond the railway line at the rear.

Outside - The property stands back from the road beyond parking for two cars with access to the garage store. To the rear is a very pleasant decked sun terrace with lawn beyond.

**Notes:** There is a Ring doorbell fitted therefore recording may take place. The land registry refers to rights and charges, a copy is available upon request.

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

**Property construction:** Traditional      **Parking:** 2 parking spaces      **Electricity supply:** Mains

**Water supply:** Mains      **Sewerage:** Mains      **Heating:** Mains gas

(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 D

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/28112024

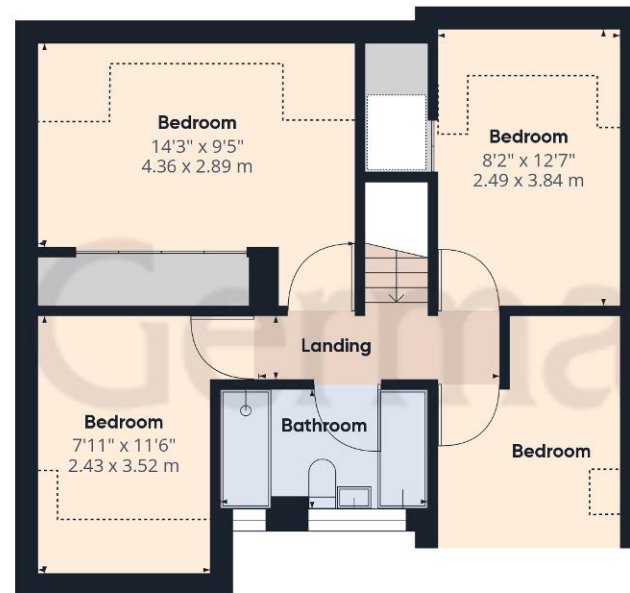
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Ground Floor



Floor 1

**Approximate total area<sup>(1)</sup>**

1074.9 ft<sup>2</sup>

99.86 m<sup>2</sup>

**Reduced headroom**

78.59 ft<sup>2</sup>

7.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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### Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	32 F	
1-20	G		



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Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

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