

# Hillside Drive

Little Haywood, Stafford, ST18 0NN

John German



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BA

John German ©



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Little Haywood, Stafford, ST18 0NN

£365,000

Located on the very popular St. Mary's estate in the heart of Little Haywood, an extended and upgraded four bedroom detached family house with a stylish new kitchen and bathroom.



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A very much improved and upgraded detached family house that offers a well planned and stylishly appointed range of accommodation benefitting from gas central heating and uPVC double glazing.

The front main entrance leads you into the reception hall off which leads a useful study that has a front facing outlook along with a very well appointed shower room and WC that is fully tiled and serves comfortably as a second bathroom.

The lounge and adjoining dining room are open plan and the lounge is a through room with bay window to the front and bi-fold doors to the rear. The dining area is of excellent size, sits close to the kitchen and has a built in range of storage units, worktops and built in wine cooler in addition to a large under stairs cupboard.

The stylish refitted kitchen has a full range of colour finished base, wall and drawer units with copper handles and contrasting hardwood block worktops. Integrated appliances include a double oven, gas hob, extractor hood, dishwasher and fridge freezer. There are views of the rear garden and a patio access door.

The first floor landing gives access to the four bedrooms and family bathroom. Bedrooms one and two are good sized front facing double rooms and bedrooms three and four are rear facing, good sized single bedrooms. The family shower room has been superbly reappointed and fully tiled to offer a contemporary white and chrome suite to include a bath with shower over, low level WC and wash hand basin with bespoke built in cupboard surrounds.

Outside - A block paved driveway and frontage has been designed to maximise on site parking. A gated side entrance leads to the privately fenced rear garden that has been landscaped for all weather conditions and easy maintenance. It offers block paved patio and decked areas together with astro turfing.

**Agents note:** There is an electric vehicle charging point.

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

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Traditional

**Parking:** Drive

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains

(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/07032025

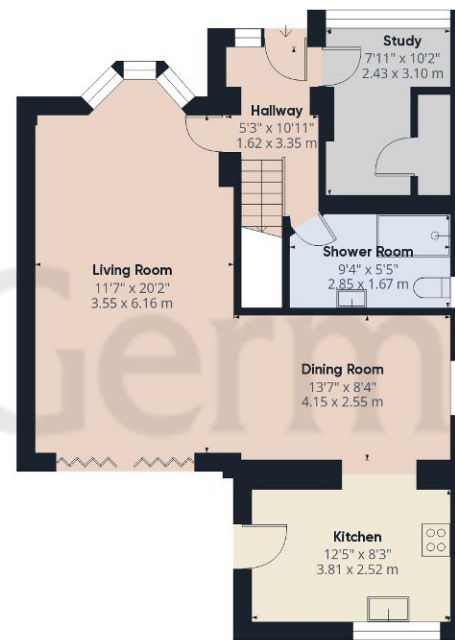
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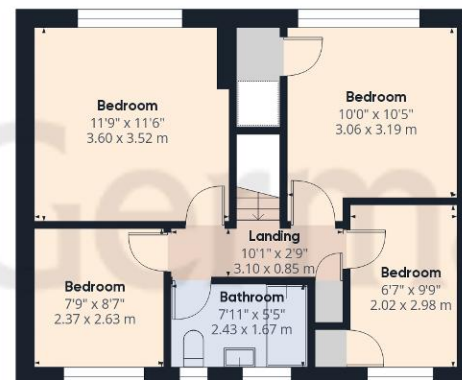


Ground Floor

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

1151.75 ft<sup>2</sup>

107 m<sup>2</sup>



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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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## Agents' Notes

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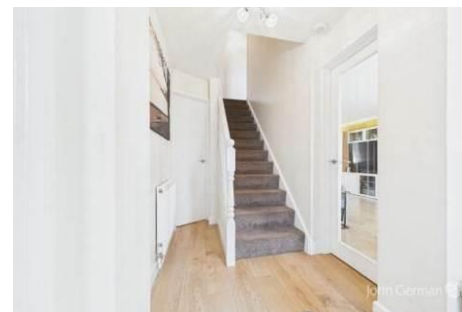
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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