

Hillside Drive

Little Haywood, Stafford, ST18 0NN

John German



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£320,000

A fabulous three bedroomed detached house with south west facing rear garden, two excellent reception rooms and lots of potential to extend (STPP).

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Located on the popular St. Mary's estate in the pretty and peaceful village of Little Haywood and positioned in a private drive of just three detached houses. From the rear facing rooms and garden you can see the Cannock Chase Woodlands and you are within a 10 minute or so walk from the towpath walks alongside the Trent & Mersey Canal. The adjoining village of Great Haywood is within a mile or so together with access to the National Trust Shugborough Estate and other local attractions and amenities.

The property is gas centrally heated and uPVC double glazed and the front main entrance leads you into an entrance hall with a two piece fitted guest's cloakroom leading off. From the hall you ascend the staircase to the first floor or enter the lounge which is a very pleasant front facing room with a large bay window and feature gas logs fire inset into the chimney breast. Glazed double doors lead from the lounge into the large separate dining room which has doors and a window overlooking the south west facing rear garden.

The fitted kitchen leads off the dining room and has a full range of colour finished base, wall and drawer units with contrasting worktops and splash back tiling, a stainless steel sink unit, built in electric oven, hob and extractor hood. There is also a rear facing window and door. Leading off the kitchen is a large utility room created from a garage conversion and having a substantial range of white fronted base and wall units, worktops, stainless steel sink unit, appliance spaces for a fridge, freezer, washing machine and tumble dryer.

The first floor landing has a side aspect window, built in airing cupboard and access to the three bedrooms and shower room. Bedroom one is a front facing double room with built in wardrobe, bedroom two is a rear facing double room and bedroom three is a front facing single bedroom. The family shower room has been most stylishly refitted and fully tiled to include a walk in double shower, low level WC and wash hand basin with bespoke built in fittings and storage.

Outside - Reduced in size garage store with up and over door and electric light point. Creteprint front driveway flanked by a lawn and shrubbery stocked borders. Gated side entrance leading to a sunny south westerly facing rear garden of good size that offers a full width patio area, lawn and pathway, well stocked shrubbery and perennial borders and a small ornamental pool.

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 gas

(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 C

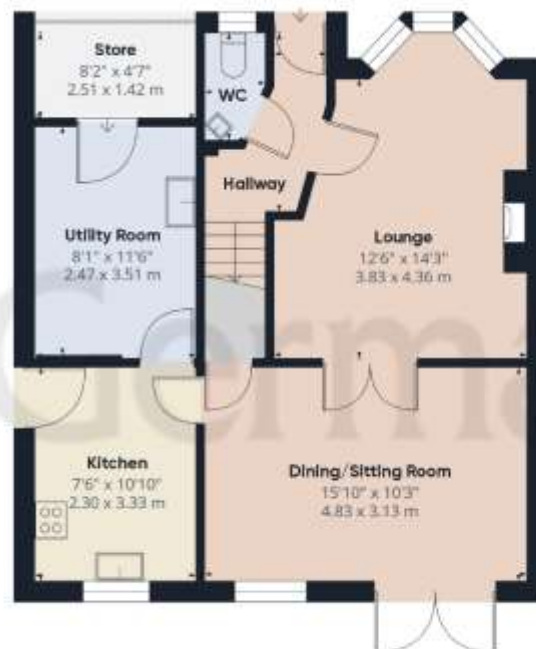
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/07032025

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Ground Floor



Floor 1

Approximate total area⁽¹⁾

975.97 ft²

90.67 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.

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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Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 85 B |
| 69-80 | C | 69 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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