

Essex Drive

Great Haywood, Stafford, ST18 0RL



A very attractively presented and well maintained home enjoying an excellent location in this popular village served by a comprehensive range of local and leisure amenities.

Guide Price £249,950



John German

A double glazed entrance door gives access to the enclosed porchway which in turn has a half-glazed door opening into the attractive and light living room, which features a recessed living flame electric fire, and stairs off with useful storage cupboard below.

A square opening leads directly to the rear full width kitchen/dining room which has an attractive range of base and wall cupboards surmounted by extensive worktops including a large peninsular breakfast bar. There is a 1.5 bowl composite sink with mixer taps and tiled splashback, inset AEG gas hob with extractor hood over and built under matching AEG double oven and grill together with an integrated dishwasher and fridge. There is a further appliance space with plumbing for a washing machine, attractive pelmet lighting and double-glazed door leading directly into the garden. Furthermore, there is an additional French door from the dining area opening out onto the patio.

On the first floor there is a landing with loft access, being part boarded and having a drop-down ladder. This is also where the gas boiler is located.

There are three bedrooms with the master bedroom having a range of fitted wardrobes. These are served by an attractive bathroom having a contemporary style suite with bath in tiled surrounds, thermostatic shower fitment and screen over, fitted unit with integrated wash hand basin and WC, together with fully tiled walls, laminate flooring and chrome heated towel rail.

The property is set behind a broad tarmacadam drive offering excellent off-street parking together with access to a garage. The attractive enclosed and private rear garden features a spacious patio area, lawns, borders and a useful timber garden shed/summer house.

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: Standard

Parking: Drive & garage

Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** 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/>

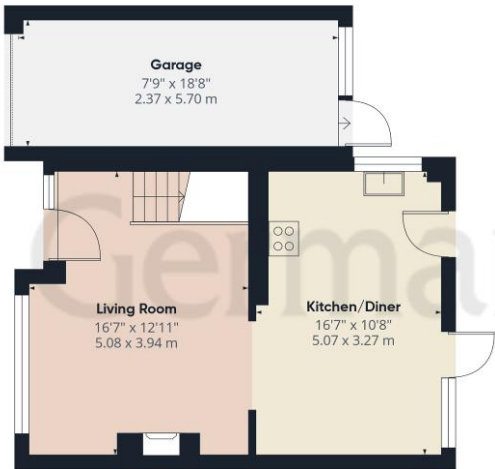
Local Authority/Tax Band: Stafford Borough Council / Tax Band B

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

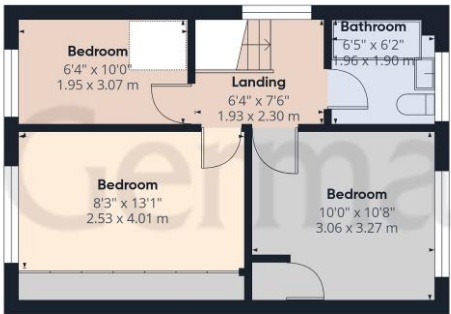
Our Ref: JGA/14052025

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Ground Floor



Floor 1

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Approximate total area[®]
897 ft²
83.3 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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Agents' Notes

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Referral Fees

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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