



Little Haywood Stafford

High Chase Rise Little Haywood
Stafford Staffordshire

Offers Over
£400,000

THE WOW FACTOR!!!. Prepare to be amazed by this exceptional stylish detached family home. Excellently presented throughout, this property offers so many amazing features, you won't know which room to explore first and words simply can't do this one justice enough! The location is great too, as it sits in one of Stafford's finest villages with Cannock Chase and the Shugborough Estate on its doorstep, in addition to this there are also great links to Stafford, Stone, Rugeley and beyond! Heading inside the property comprises of a entrance hallway, guest WC, study, spacious living room, dining room and kitchen all on the ground floor. Whilst upstairs is where you will find the four well proportioned double bedrooms and the family bathroom. Outside is that gorgeous plot with well maintained front and rear gardens perfect for entertaining or just relaxing after a long day at work and a double garage. This really is a one of a kind find so if you're interested, you'd better call us quick before its gone.

- Exceptional & Stylish Detached Family Home
- Extremely Spacious Internal Layout
- Living Room & Dining Room
- Kitchen & Study
- Four Double Bedrooms, Bathroom & Guest WC
- Large Garden Plot with Double Garage

Arrange a viewing...

01785 223344

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Dourish & Day

14 Salter Street, Stafford, ST16 2JU

Company reg: 10556155
VAT No: 261 6721 09



Entrance Hallway

Accessed via a contemporary double glazed front entrance door, and featuring wood block herringbone patterned flooring, a useful built-in storage cupboard, radiator, and internal doors off, providing access to;

Guest WC 4' 6" x 4' 11" (1.36m x 1.51m)

Fitted with a suite comprising of a wash hand basin with mixer tap & low-level WC. In addition, there is ceramic tiled flooring, radiator, and a double glazed window.

Study 9' 11" x 7' 11" (3.03m x 2.41m)

Having a double glazed window to the front elevation, and radiator.

Living Room 20' 8" x 12' 6" (6.29m x 3.80m)

A bright & spacious reception room, featuring an exposed brick chimney breast housing a contemporary style log stove set onto a tiled hearth, wood block herringbone patterned flooring, stairs off, rising to the First Floor Galleried Landing & accommodation, a useful built-in storage cupboard, two radiators, and a double glazed window.



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Dining Room 11' 10" x 9' 2" (3.61m x 2.79m)

A further reception room, featuring wood block herringbone patterned flooring, and a sliding patio door providing views and access out to the rear garden.

Kitchen 11' 9" x 11' 3" (3.58m x 3.43m)

Fitted with a modern white high-gloss range of wall, base & drawer units with work surfaces over, and incorporating an inset sink with drainer & mixer tap, and appliances which include an integrated electric oven/grill, a four ring gas hob with extractor above, with spaces available to accommodate a number of additional kitchen appliances. In addition, there is ceramic tiled flooring, radiator, and a double glazed window to the side elevation.



Galleried First Floor Landing

Having a double glazed window to the side elevation, a built-in cupboard with shelving, radiator, and internal doors off, providing access to;

Bedroom One 11' 8" x 10' 6" (3.56m x 3.21m)

A double bedroom, featuring a built-in double wardrobe, and having a double glazed window & radiator.



Bedroom Two 11' 8" x 7' 10" (3.56m x 2.39m)

A second double bedroom, again featuring a built-in double wardrobe, and having a double glazed window & radiator.

Bedroom Three 11' 7" 10" x 10' 11" (3.59m x 3.33m) (maximum measurements)

A third double bedroom, having a double glazed window to the side elevation, and radiator.

Bedroom Four 11' 10" x 9' 7" (3.60m x 2.92m)

Having a built-in double wardrobe, two double glazed windows & radiator.



Bathroom 8' 6" x 5' 7" (2.58m x 1.69m)

Fitted with a contemporary style suite comprising of a panelled bath with a mains-fed mixer shower over, a low-level WC, and wash hand basin with mixer tap. In addition, there is ceramic tiled walls, chrome towel radiator, and a double glazed window to the side elevation.

Outside Front

The property occupies a prominent position on the road and features a large lawned front garden with a variety of well stocked & established range of plants, shrubs & trees.

Garage

An over-sized double garage with workshop area having two roller shutter vehicle access doors to the front elevation, and a further pedestrian access door to the rear elevation, providing access to/from the rear garden.

Outside Rear

A large rear garden, featuring a substantial paved seating area with gated side access, and steps rising to a large lawned garden area with a variety of raised planting beds.



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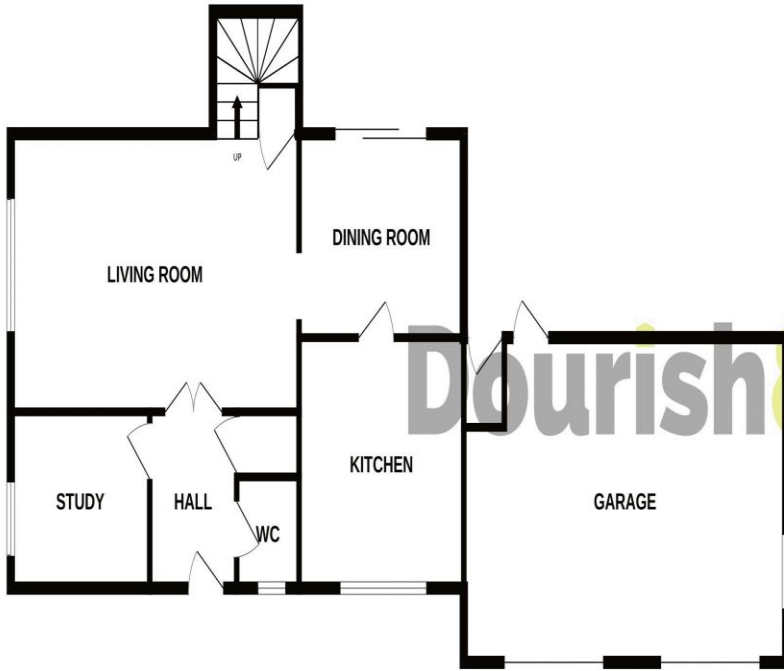
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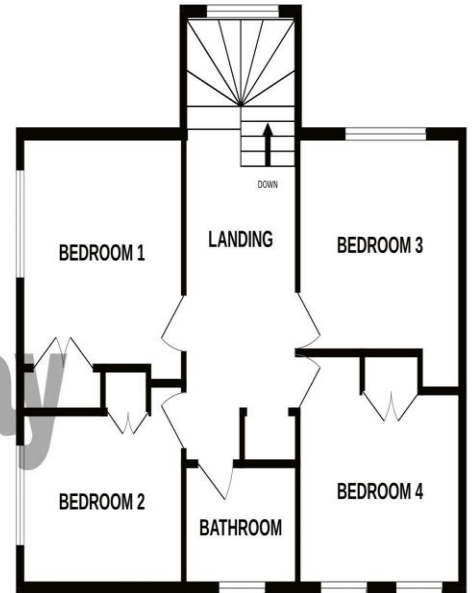
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GROUND FLOOR

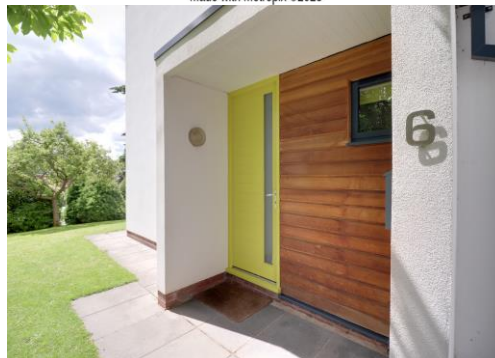


1ST FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs	(92+)		
A	(81-91)		
B	(69-80)		
C	(55-68)		55
D	(39-54)		
E	(21-38)		
F	(13-20)		
G	(1-12)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epcrea.com			



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