



£285,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: C

## Little Haywood Stafford

Chilwell Avenue Little Haywood  
Stafford Staffordshire

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**Watch out because you are likely to be blown away by this wonderfully presented three double bedroomed detached home sitting in a hugely popular location!**

This property sits in the increasingly popular village of Little Haywood due to its close proximity to Cannock Chase. The accommodation comprises an entrance porch, large through living/dining room, stunning contemporary refitted kitchen, extended utility and a huge centrally heated conservatory all to the ground floor. Upstairs are the three double bedrooms and a stunning re-fitted family bathroom. The property sits on a well-maintained garden plot with a block paved driveway providing ample parking in front of the garage whilst the enclosed rear garden is laid mainly with artificial turf with well-established shrub borders and a paved patio.

- Spacious Detached Family Home
- Very Spacious Accommodation Including A Huge Conservatory
- Living/Diner, Utility Room & Stunning Re-Fitted Kitchen
- Three Well Proportioned Double Bedrooms
- Luxury Re-Fitted Family Bathroom
- Driveway, Garage & Landscaped Garden

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### Entrance Porch

A front facing UPVC double glazed exterior door opens to an entrance porch with recessed ceiling spotlight and door opening to the living/dining room.

### Living/Dining Room 27' 7" into bay x 10' 9" (8.4m into bay x 3.27m)

The property benefits from having a huge living/dining room which comprises:

### Living Area 18' 3" into bay x 10' 8" (5.56m into bay x 3.26m)

The living area benefits from having a gas fire sitting in a tiled fire surround with quarry tiled hearth beneath whilst there is ceiling coving and a front facing UPVC double glazed bay window. There is also a radiator and a door opening to a staircase leading to the first floor accommodation whilst a recess opens to the dining area.

### Dining Area 9' 6" x 9' 1" (2.9m x 2.76m)

The dining area opens up off the living area and is fitted with ceiling coving and a radiator whilst a rear facing sliding door with double glazed panels inset opens through to the conservatory.

### Conservatory 17' 9" max x 13' 11" (5.4m max x 4.23m)

A superb and spacious conservatory has been added on to the rear of the property and is fitted with a tiled floor and is centrally heated by two radiators. It is constructed of a low level brick base with UPVC double glazing set above



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whilst double doors lead out to the rear garden. A side facing UPVC double glazed door opens through to the utility room.

### **Kitchen** 8' 8" x 8' 7" (2.64m x 2.61m)

A wonderfully updated contemporary kitchen is fitted with a range of matching base cabinets and wall units whilst a one and a half bowl sink with chrome mixer tap is set into a work surface with matching splash back. The kitchen is fitted with an integrated slimline dishwasher and fridge whilst there is space for a cooker with contemporary extractor hood above. There is a vinyl wood effect flooring and radiator whilst there is also an under stairs storage cupboard. A rear facing UPVC double glazed window looks through to the conservatory whilst a side facing UPVC double glazed door leads through to the utility room.



### **Utility Room**

The utility room gives access to the front of the property via a front facing UPVC double glazed exterior door whilst it is fitted with a radiator and tiled floor. There is a wood work surface with a ceramic Belfast style sink and chrome mixer tap with a tiled splash back whilst there are spaces beneath for both a washing machine and tumble dryer. The utility room is fitted with a tiled floor and rear facing UPVC double glazed window.



### **First Floor Landing**

A staircase leads up to a bright first floor landing with a side facing UPVC double glazed window, loft access hatch and an airing cupboard.

### **Bedroom One** 13' 11" max x 9' 11" (4.24m max x 3.02m)

A spacious double bedroom that is fitted with a radiator and front facing UPVC double glazed window.

### **Bedroom Two** 12' 8" x 10' 4" max (3.85m x 3.15m max)

A second spacious double bedroom that is fitted with a radiator and rear facing UPVC double glazed window.

### **Bedroom Three** 8' 8" x 8' 5" (2.65m x 2.56m)

By no means a box room is this good sized third bedroom which is fitted with a radiator and front facing UPVC double glazed window.



### **Family Bathroom**

A superb re-fitted family bathroom comprising of a white suite including a WC, pedestal wash hand basin with chrome mixer tap and a P-shaped panelled bath with chrome mixer tap and mains fed shower over. The room also benefits from having a rear facing double glazed window, wood effect flooring and a heated chrome towel radiator.

### **Outside Front**

The property is approached over a double width block paved driveway that sits in front of the integral garage.

### **Garage** 16' 5" x 8' 1" (5.0m x 2.47m)

A front facing up and over garage door opens to a single garage which benefits from having its own lighting and also houses the has fired central heating boiler.

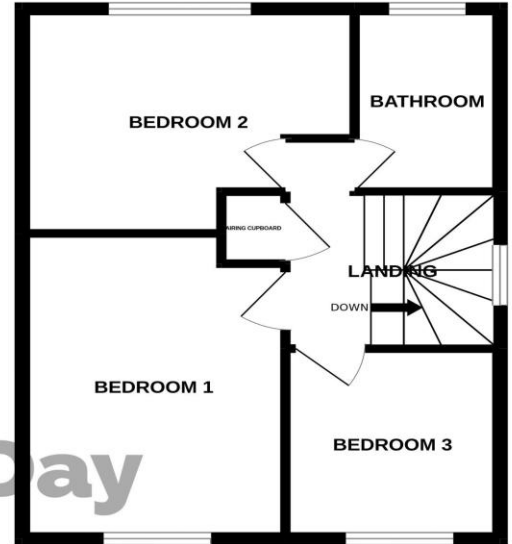
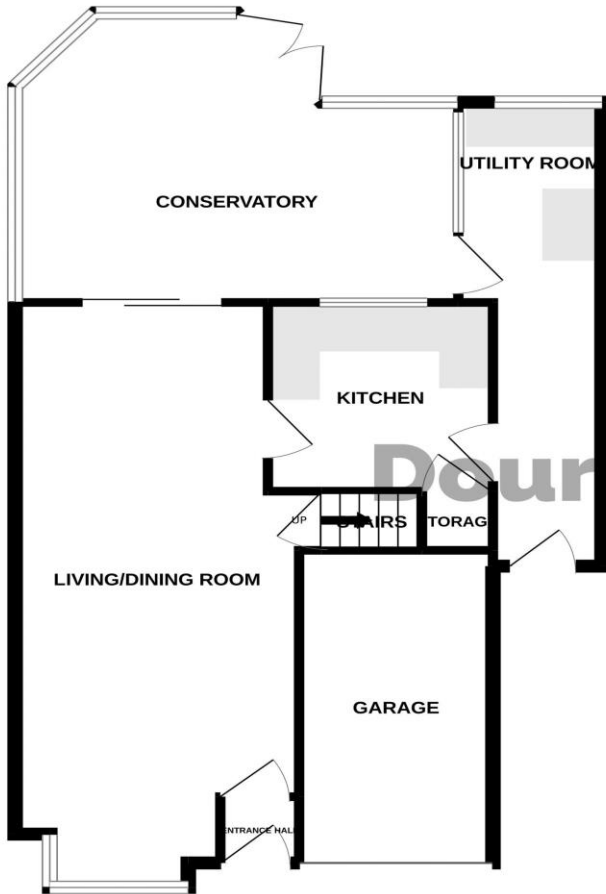
### **Outside Rear**

A beautifully designed landscaped rear garden which is laid mainly to artificial lawn with well stocked borders and a patio seating area.



GROUND FLOOR

1ST FLOOR



Dourish&Day

Energy Efficiency Rating		Current	Potential
Very energy efficient - best rating (82+)	A		
(81-81)	B		
(79-80)	C		
(75-78)	D		
(72-74)	E		
(67-71)	F		
(62-66)	G		
			82
		60	

EU energy efficient - higher ratings better  
 England & Wales EU Directive 2002/91/EC  
 www.epcrea.com

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