



£350,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: C

## Great Haywood Stafford

Rockhouse Drive Great Haywood  
Stafford Staffordshire



***This substantial three / four bedroom detached bungalow, has been lovingly restored and boasts an extremely high specification finish to include an integrated TV in the bathroom, colour changing mood lighting and stunning ultra contemporary kitchen and bathroom.***

The property sits in the desirable village of Great Haywood with all of its amenities and comprises an entrance porch, a very large lounge, big enough to act as a lounge diner if required, and that stunning kitchen, also large enough to dine in. The flexible accommodation continues with a spacious dining room / family room, whilst there is a utility room and guest WC. A further room acts as a family room / fourth bedroom, whilst a hall leads to three other bedrooms and a stunning family bathroom with double shower enclosure. Outside is a spacious corner plot with double width driveway and a timber decked terrace. A gate opens down one side to a timber decked seating area with exterior store. The rear garden incorporates a pond, with lawned area beyond. Rarely do you see bungalows of this size or presentation, so don't miss out and book in a closer inspection today.

- Three / Four Bedroom Detached Bungalow
- Superbly Renovated Throughout
- Large Lounge & Dining Room
- Fitted Contemporary Kitchen & Bathroom
- Desirable Village Location Close To Amenities
- Close To Cannock Chase & Canal Walks

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## Entrance Porch

A front facing UPVC double glazed exterior door opens to an entrance porch with laminate wood effect flooring. An oak door with glazed panels inset opens through to the spacious living room.

## Living Room 20' 8" x 14' 9" (MAX) (6.29m x 4.5m MAX)

A large living room is fitted with a laminate wood effect flooring and benefits from having a front facing UPVC double glazed window. There are recessed spotlights and two radiators and concealed colour changing mood lighting. There is also a contemporary feature electric fire whilst there are alcoves to either side with down lighting for ornamental display. There are also two separate Oak doors with double glazed panels inset leading through to both the hall and kitchen.

## Kitchen 14' 0" x 9' 3" (4.26m x 2.83m)

A beautifully refitted contemporary kitchen comprises of a range of matching base cabinets and wall units whilst a one and a half bowl ceramic sink with chrome mixer tap is set into the granite effect work surface with tiled splash back. The kitchen benefits from having an integrated dishwasher, cooker and eye level microwave Combi oven whilst a four ring electric hob is set into the work surface with stainless steel extractor hood above. The kitchen is fitted with a tiled floor, down lighters and LED lighting which is set into the kick boards. There is also an electric heater set into the kick board and a radiator whilst there are two rear facing UPVC double glazed windows. A door opens to a useful storage cupboard ideal for housing a tall fridge/freezer if required.



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## Dining Room / Family Room 12' 3" x 9' 3" (3.74m x 2.83m)

Another spacious reception room, the dining room is fitted with a tiled floor, radiator and ceiling coving. There is also a rear facing UPVC double glazed window and a rear facing UPVC double glazed double doors leading out to the garden.

## Utility Room

The utility room is fitted with a matching work surface to that in the kitchen and houses a useful base cabinet storage facility and an integrated wine rack beneath. There are spaces for a washing machine, tumble dryer and an American style fridge/freezer whilst there are useful built-in storage cupboards.

## Guest WC

The guest wc has been refitted to comprise of a contemporary white suite which includes a low level flush wc and a wall mounted wash hand basin.

## Family Room / Bedroom Four 13' 7" x 7' 3" (4.15m x 2.21m)

The family room/fourth double bedroom is fitted with a radiator and wood effect flooring whilst there is a front facing UPVC double glazed window.

## Hall

The hall gives access from the living accommodation to the bedrooms and a door opens up to a useful storage cupboard whilst the hall also houses the loft access hatch.

## Master Bedroom 13' 1" x 10' 5" (3.98m x 3.18m)

A large double bedroom benefits from being fitted with a range of matching built-in bedroom furnishings including wall units, wardrobes and drawers whilst there is also ceiling coving and a radiator. There is a front facing UPVC double glazed window.

## Bedroom 2 9' 3" x 10' 1" (2.83m x 3.07m)

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

## Bedroom 3 10' 5" x 6' 3" (MAX) (3.18m x 1.91m (MAX))

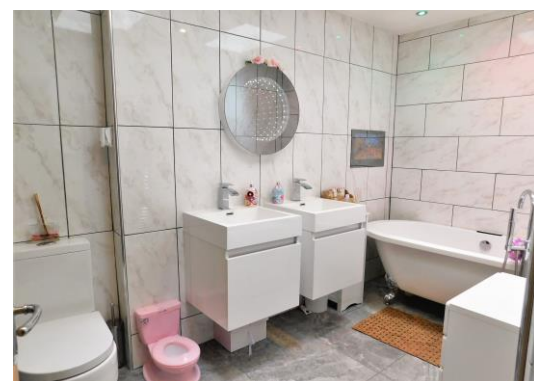
Bedroom three is fitted with a radiator and front facing UPVC double glazed window.

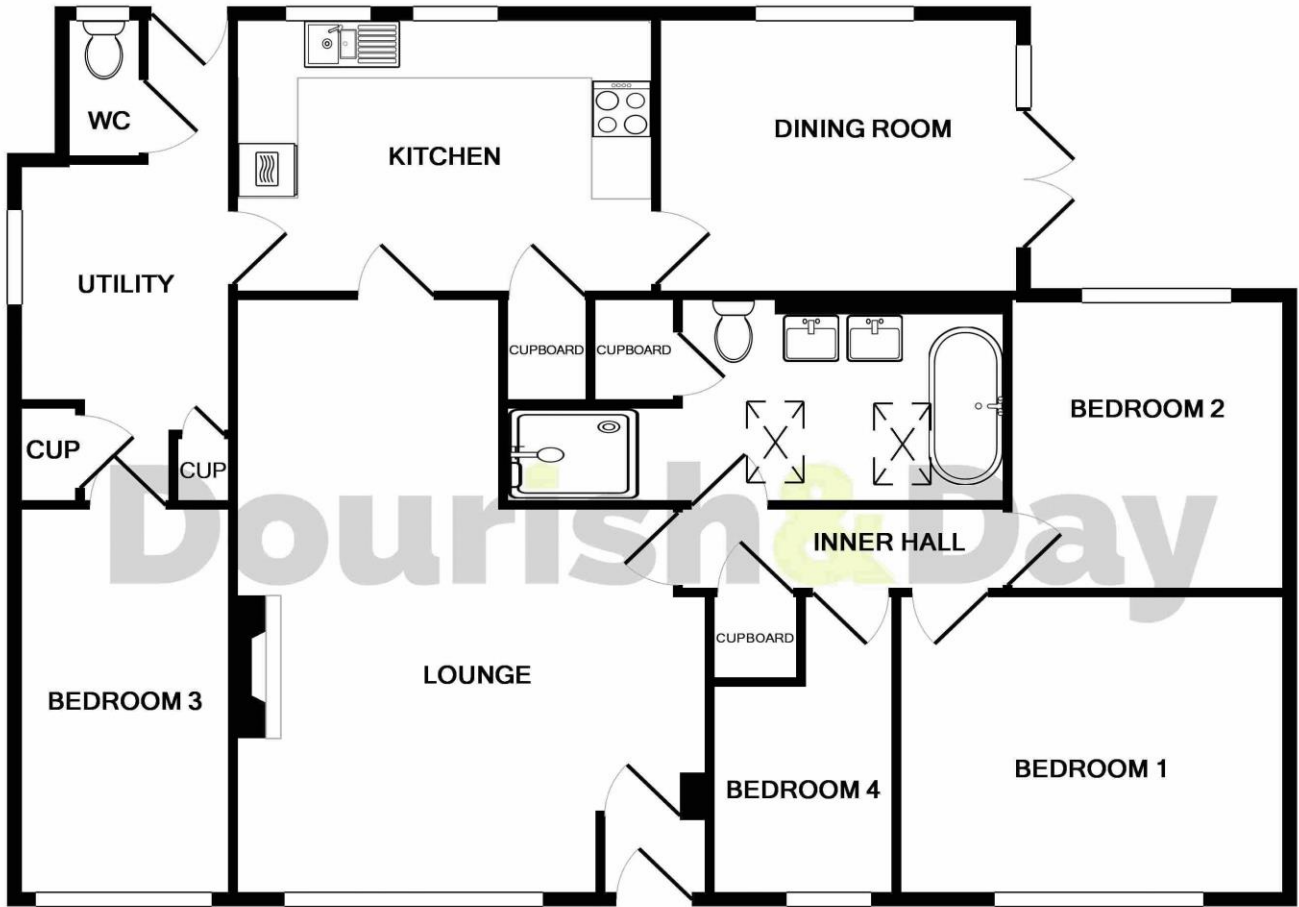
## Bathroom 10' 7" x 5' 11" (3.22m x 1.8m)

A large and impeccably refitted family bathroom is fitted with a contemporary white suite which includes a low level flush wc, two vanity units with His and Hers sinks with chrome mixer taps and a roll topped bath with clawed feet and a free standing chrome mixer tap with shower head attachment. There is also a huge double shower enclosure with chrome mixer tap, rainfall style shower head and separate shower head attachment. The walls and floor are fully tiled whilst there are two skylights and a wall mounted chrome heated towel rail. There are also recessed ceiling spotlights including colour changing mood lighting over the bath whilst there is also an integrated tv.

## Exterior

The property sits on a very generous garden plot with gravelled driveway to the front while steps lead up to the front door. There is a lawned frontage and a raised timber decked seating area providing an attractive outlook from the front of the property whilst a gate provides access to the enclosed rear garden. To the one side of the property is an extensive timber decked seating area. Sitting beside this is a useful exterior store whilst the timber decked seating area wraps around towards the rear of the property where there is a raised pond. A gate opens from here to a lawned garden with well stocked shrubbed borders. To one side is a further paved area, currently used as a dog run.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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