



£425,000



TENURE: Freehold



EPC RATING: C



COUNCIL TAX BAND: C

## Great Haywood Stafford

Little Tixall Lane Great Haywood  
Stafford Staffordshire



**Presenting this deceptively spacious four-bedroom dormer bungalow, nestled in the highly sought-after area of Great Haywood. With local shops, charming pubs, and the stunning Cannock Chase just a short drive away, this property offers both convenience and tranquillity.**

Step inside to find a welcoming entrance hall leading to a bright living room, a modern kitchen, a conservatory, and a well-appointed bathroom. The ground floor also features a guest shower room, two generous double bedrooms, and a practical utility room. Ascending to the first floor, you'll discover two additional double bedrooms, all beautifully modernized throughout. Outside, the property boasts off-road parking, a double garage, a charming front courtyard garden, and a large, private rear garden, perfect for relaxation or entertaining. With no onward chain, this home is ready for its new owners. Don't miss out—call us today to arrange your viewing appointment!

- Four Bedroom Dorma Bungalow
- Large Room Proportions
- Living Room, Kitchen & Conservatory
- Utility, Guest Shower Room & Bathroom
- Located In A Highly Desirable Area
- No Onward Chain for Ease of Purchase

You can reach us **9am to 9pm**, 7 days a week

14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

hello@dourishandday.co.uk





## Entrance Hall

Being accessed through the double glazed entrance door and having a radiator, tiled floor and internal double glazed window to the conservatory.

## Living Room 15' 2" x 11' 10" (4.62m x 3.60m)

A large living room having a radiator and double glazed window to the side elevation and double glazed doors giving views and access to the rear garden.

## Kitchen 10' 9" x 14' 1" (3.28m x 4.28m)

Having a range of matching units extending to base and eye level with oak work surfaces having an inset composite sink unit with a black mixer tap. Range of integrated appliances including a double oven, electric hob with cooker hood over, dishwasher and wine cooler. Space for a fridge, tiled floor, downlights and double glazed window to the side elevation.

## Conservatory 9' 5" x 16' 11" (2.88m x 5.15m)

A spacious conservatory having a radiator, tiled floor, double glazed windows and double glazed double doors leading to the front elevation.

## Utility Room 5' 3" x 7' 4" (1.60m x 2.23m)

A versatile space having a radiator, tiled floor and double glazed window to the rear elevation and a door leading to the rear garden.

## Ground Floor Bedroom Four 11' 10" x 10' 2" (3.60m x 3.09m)

A spacious double bedroom having a radiator and double glazed window to the rear elevation.



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## **Ground Floor Bathroom** 7' 8" x 7' 10" (2.34m x 2.39m)

Having a white suite which includes a free standing bath with a chrome mixer tap situated within the wall, wash hand basin set in a vanity unit with a chrome mixer tap and cupboard beneath and a WC with an enclosed cistern. Part tiled walls, tiled floor, radiator and downlights.

## **Inner Hall**

Having stairs leading to the first floor landing with an understairs storage area. Radiator, downlights, double glazed window and double glazed door to the side elevation.

## **Ground Floor Bedroom Three** 15' 3" into bay x 8' 5" (4.65m into bay x 2.57m)

A third double bedroom which could also be used as a sitting room and having a vaulted ceiling, radiator, wooden flooring, downlights and double glazed walk-in bay window to the front elevation.

## **Ground Floor Shower Room** 5' 9" x 4' 8" (1.76m x 1.41m)

Having a white suite which includes a shower cubicle with mains shower and glazed screen, wash hand basin with chrome taps and close coupled WC. Radiator, tiled floor, tiled walls and downlights.

## **First Floor Landing**

Having an airing cupboard housing the wall mounted gas central heating boiler.

## **Bedroom One** 10' 11" x 11' 10" (3.32m x 3.61m)

A double bedroom having an open space within the former eaves, additional eaves storage, access to loft space, radiator and double glazed window to the front elevation. Note - part of the room has restricted head height.

## **Bedroom Two** 11' 1" x 11' 10" (3.38m x 3.60m)

A second double bedroom having an open space within the former eaves, additional eaves storage, further useful storage cupboard, radiator and double glazed window to the rear elevation.

## **Outside - Front**

The property is approached over a double-width driveway which provides off-road parking and leads to the double garage. There is a front courtyard style garden which has side access leading to the rear garden.

## **Double Garage**

Having an up and over door to the front and glazed door leading to the garden. Power and lighting.

## **Outside - Rear**

Having a large, paved seating area and steps lead down to the lawned garden. The lawned garden leads to a further paved seating area and a decking area.

## **Outbuilding** 8' 8" x 14' 3" (2.65m x 4.34m)

Offering versatility and could be used as an office / bar / garden room and includes a tiled floor, power and lighting. Glazed double doors lead to the rear elevation. We understand that the outbuilding has had a new roof installed recently.

## **ID Checks**

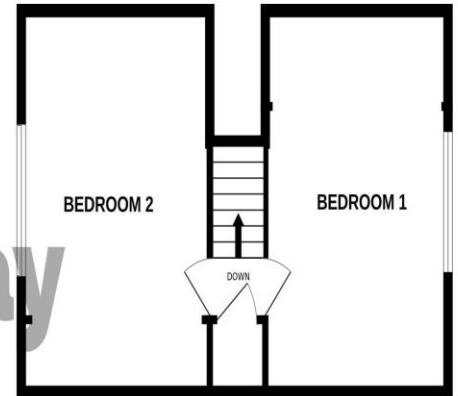
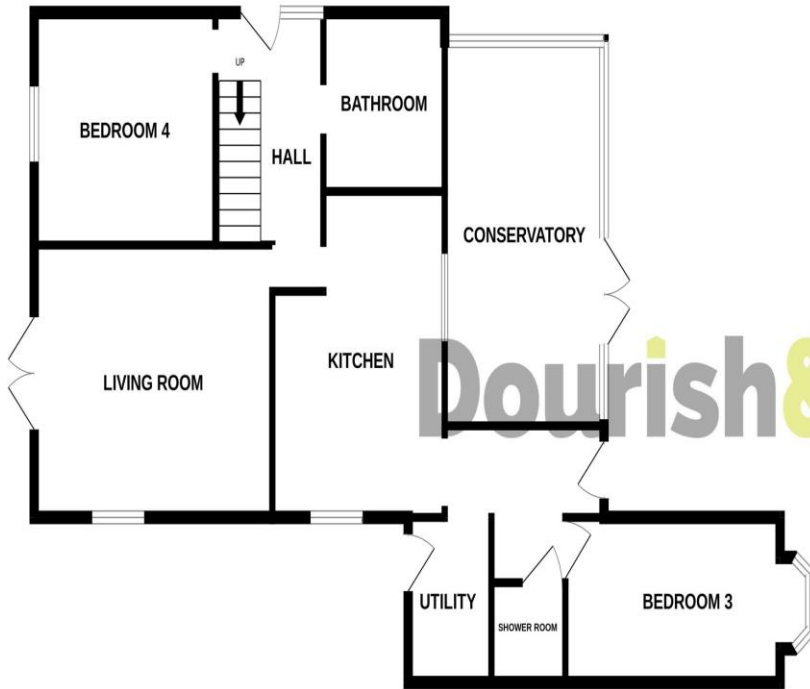
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GROUND FLOOR

1ST FLOOR



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	82

England & Wales EU Directive 2002/91/EC  
www.epcrea.com



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