



20 Hawkesmore Drive

Little Haywood, Stafford, ST18 0UA

£280,000



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Entrance Hallway

Approached from upvc double glazed front entrance door and having inset ceiling lights, radiator, useful storage cupboard and a cupboard housing combination boiler.

Lounge/ Dining Room

20'11" x 10'11" (6.38m x 3.33m)

Having a feature fire place with inset electric fire on hearth. Ceiling light point, radiators, coving and upvc double glazed bow window to front aspect. Door to Kitchen.

Fitted Kitchen

10'3" x 7'11" (3.12m x 2.41m)

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset stainless steel bowl sink with drainer and mixer tap. Built in double electric oven, hob with extractor over and two further appliance spaces. Inset ceiling lights, tiled flooring and upvc double glazed window to rear aspect. Upvc door to Rear Garden.

Bedroom One

11'10" x 10'5" (3.61m x 3.18m)

Having ceiling light point, coving, radiator and sliding patio door to Conservatory.

Conservatory

10'2" x 9'10" (3.10m x 3.00m)

Being constructed of brick base with upvc double glazed frame and having inset lights, radiator and French doors to Rear Garden.

Bedroom Two

10'1" x 8'11" (3.07m x 2.72m)

Having ceiling light point, radiator, coving and upvc double glazed window to front aspect.

Wet Room

Comprising walk in shower area, w.c and hand wash basin. Ceiling light point, extractor fan, radiator and upvc double glazed window to front aspect.

Outside

The property is situated on a corner plot with lawned gardens to front and side. Driveway for off road parking leading to Garage with roller shutter door, having light and power. A pedestrian gate allows access to the enclosed rear garden having paved patio, path to lawn with borders, greenhouse, outside tap and power points.

Agents Note

The vendors have installed solar panels, owned by the property.

Agents Notes

We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements quoted in these sales particulars are approximate.

Fixtures and Fittings:

All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However we would always advise that this is confirmed by the purchaser at the point of offer.

Money Laundering;

Any purchasers will be asked to produce identification documents and proof of funding before instruction of Solicitors.



Road Map



Hybrid Map



Terrain Map



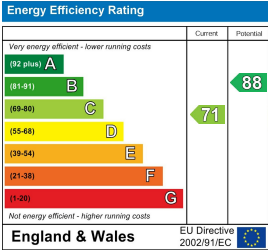
Floor Plan



Viewing

Please contact our Chase Owl Estates Ltd Office on 01889 358172 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.