



CHARIOT ESTATES
INDEPENDENT ESTATE AGENTS

4 HAMPS CLOSE, BURNTWOOD, STAFFS, WS7 9JU

£395,000





Chariot Estates are delighted to bring to the market this beautifully appointed four bedroom link-detached property. Set in a pleasant cul-de-sac location the property briefly comprises of an entrance hall, guest W.C, kitchen, dining room, spacious lounge/diner,, study, four bedrooms, bathroom, garage, ample parking to fore and a great sized rear garden.

Situated on the Church Farm Estate the property is within easy access to the facilities offered at Burntwood Town Shopping Centre, Chasewater and useful road links to the A5, M6 Toll Road and the A38.

Set away from the road the property has a great sized block paved driveway which provides ample off road parking with gated access to the rear, metal up and over door to the garage and entrance via a double glazed door with outside lighting into:

ENTRANCE HALLWAY:

Having laminate flooring, stairs to the first floor accommodation, radiator, cloaks storage cupboard and doors to the kitchen. Lounge/diner, garage and guest W.C.

SPACIOUS LOUNGE/ DINER:

5.81m x 3.58m Having a feature fireplace with an electric fire fitted and surround, two radiators, double glazed window to the rear and a door to the dining room and study.

DOWNSTAIRS W.C:

Having a low level flush W.C, wash basin, wall mounted Worcester boiler, radiator, tiled flooring and a



double glazed window to fore.

FITTED KITCHEN:

3.59m x 2.29m Having a range of wall mounted and base units, work surfaces with an integrated stainless steel sink and drainer with a mixer tap over, space for a washing machine, cooker and free standing fridge/freezer, integrated slimline dishwasher, radiator, splash back tiling, double glazed window to fore, tiled flooring and an opening to:

DINING ROOM:

3.82m x 2.60m Having laminate flooring, radiator, door to the lounge/diner and double glazed sliding patio doors that open out to the lovely rear garden.

STUDY:

3.12m x 2.50m Having a radiator and a double glazed window to the rear.

LANDING:

Having access to the roof void, airing cupboard and doors to:

BEDROOM ONE:

4.11m x 2.43m Having a built in double wardrobe with sliding mirrored frontages, radiator, further built in cupboard and a double glazed window to fore.

BEDROOM TWO:

3.90m x 2.49m Having a radiator, storage cupboard and a double glazed window to the rear.

BEDROOM THREE:

3.24m x 2.28m Having a radiator, double glazed



window to fore and a radiator.

BEDROOM FOUR:

2.46m x 2.39m Having a recess wardrobe area, radiator and a double glazed window to the rear.

BATHROOM:

Being of a white suite comprising of a panelled bath with an electric shower over and a glass shower screen, pedestal wash hand basin, low level flush W.C, chrome heated towel rail, splash back tiling and a





Ground Floor



First Floor



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	60 D	
39-54	E		