



Hawkesmore Drive | Little Haywood, Stafford | ST18 0UA

Offers In The Region Of £375,000



## Summary

\*\* DETACHED FAMILY HOME \*\* VILLAGE LOCATION \*\* FOUR BEDROOMS \*\* OPEN PLAN LIVING/ DINING KITCHEN \*\* STUDY/ UTILITY ROOM \*\* DOWNSTAIRS SHOWER ROOM \*\* REAR GARDEN \*\* DRIVEWAY & GARAGE \*\*

Webbs are pleased to market this beautifully modernised four-bedroom detached family home, located in the highly desirable village setting of Little Haywood, offering spacious and versatile living accommodation ideal for modern family life. With stunning views over Cannock Chase and within easy reach of the Shugborough Estate, this property truly needs to be seen to be fully appreciated.

Set within the attractive and quiet village of Little Haywood, Hawkesmore Drive offers an enviable balance of countryside living with convenient access to local amenities, well-regarded schools, and major transport and commuting links. Outdoor enthusiasts will enjoy the proximity to Cannock Chase and the Shugborough Estate, offering endless opportunities for walking, cycling and outdoor recreation.

## Key Features

## Rooms and Dimensions

### Hallway

### Kitchen/ Living Area

241'3 x 10'3 (73.53m x 3.12m)

### Office

5'11 x 7'11 (1.80m x 2.41m)

### Utility Room

5'6 x 6'2 (1.68m x 1.88m)

### Bathroom

2'7 x 6'1 (0.79m x 1.85m)

### Bedroom 1

8'6 x 14'4 (2.59m x 4.37m)

### Bedroom 2

10'11 x 8'1 (3.33m x 2.46m)

### Bedroom 3

9'0 x 7'10 (2.74m x 2.39m)

### Bedroom 4

8'11 x 8'2 (2.72m x 2.49m)

### Bathroom

5'7 x 8'11 (1.70m x 2.72m)

### Identification Checks (R)







Approximate total area<sup>0</sup>  
 998 ft<sup>2</sup>  
 93 m<sup>2</sup>

Reduced headroom  
 25 ft<sup>2</sup>  
 2.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
 83	 32	 32	 32
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC