

Clothier & Day

Independent Estate & Letting Agents

31 LITTLE TIXALL LANE, GREAT HAYWOOD, NR STAFFORD, ST18 0SE
 GOOD SIZE 4 BEDROOM DETACHED HOUSE IN POPULAR LOCATION, NO CHAIN



OFFERS IN THE REGION OF: £350,000

DIRECTIONS: Leave Stafford town centre via the Weston Road. Turn right into St. Thomas Street. At the "T" junction turn left into Tixall Road. Continue through the village of Tixall, and onto the village of Great Haywood. At the mini island by the Spar shop, turn left. Take the first right into Little Tixall Lane. Number 31 can be found on the left hand side of the road.

Great Haywood benefits from being a sought after village, on the south/west outskirts of Stafford, and is approximately 5 miles from Stafford town centre, with it's wide range of high street shops, mainline Intercity railway station, general hospital and university. Cannock Chase is approximately 1.5 miles away. Stafford has direct access to the national motorway network, via the M6, which also gives access to the M6 Toll Road.

Accommodation in brief: COVERED PORCH. RECEPTION HALLWAY. CLOAKS/WC. STUDY. LARGE LOUNGE. DINING ROOM. GOOD SIZE GARDEN/SUN ROOM. BREAKFAST KITCHEN. UTILITY. WALK IN PANTRY. LARGE MASTER BEDROOM WITH EN-SUITE BATH & SHOWER ROOM. 3 FURTHER BEDROOMS. FAMILY BATHROOM. DOUBLE GLAZED TIMBER WINDOWS. GAS CENTRAL HEATING. GARAGE. DRIVEWAY PARKING. LARGE GARDEN WITH FURTHER GARDEN/ALLOTMENT PLOT WITH ORCHARD TO THE REAR. **INTERNAL VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE POTENTIAL THIS PROPERTY HAS TO OFFER. POPULAR VILLAGE LOCATION. NO UPWARD CHAIN. WITHIN EASY ACCESS TO CANNOCK CHASE & NEARBY TO THE SHUGBOROUGH ESTATE.**

CD210624

Clothier & Day 1 Eastgate Street, Stafford, ST16 2NQ 01785 225205 www.clothierandday.com www.rightmove.co.uk



AGENTS NOTE: Clothier & Day and their clients give notice that: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Please note that our room sizes are now quoted in metres on a wall to wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements. It should not be assumed that the property has all necessary planning, building regulation or other consents, and Clothier & Day has not tested any services, equipment or facilities. Clothier & Day are not qualified to carry property surveys, and recommend that purchasers satisfy themselves by inspection, survey or otherwise, as to the condition of the property, or any item being offered for sale with the property. **Brochure prepared:** June 2021. **Photos taken:** June 2021.

The property is entranced from beneath a covered canopy with lighting and ceramic tiled flooring and then via two solid wooden doors giving access into

RECEPTION HALLWAY Having stairs to first floor. Spotlights to ceiling and wall lights around this large reception area. Telephone point. Power points. Doors to Breakfast Kitchen, Dining Room, Guests Cloaks WC, Study and

FAMILY LOUNGE (5.97m (19ft 10ins) x 4.14m (13ft 7ins)) This large family lounge is entranced via double doors. Having front facing decorative double glazed bay window with seating taking advantage of views over the front garden. Spotlighting. Power points. Panel radiator. Wall lights. There is a fire surround in a granite effect finish with marble hearth and mantle with coal effect fire. TV point.

DINING ROOM (4.14m (13ft 7ins) x 5.09m (16ft 8ins)) This good size room has aluminium framed double glazed doors providing access to the Garden room/Sun Room. Power points. Panel radiator.

GARDEN ROOM/SUN ROOM (4.98m (16ft 4ins) x 3.15m (10ft 4ins)) Having laminate laid flooring. Being of dwarf brick construction with timber double glazed windows. Double doors leading onto the patio area. Ceiling fan. Panel radiator.

GUESTS CLOAKS/WC Having side facing decorative leaded timber double glazed window. There is a white pedestal wash hand basin with gold coloured tap and white low level WC in white with gold coloured handle. Panel radiator.

STUDY (2.69m (8ft 10ins) x 3.07m (10ft 1ins)max) Having solid wooden flooring. Having side facing decorative timber double glazed window. Electric consumer unit. Power points. Panel radiator. Door to Garage which is accessed via wooden up and over door from the front elevation and benefiting from having lighting and power installed.

BREAKFAST KITCHEN (4.19m (13ft 7ins) x 3.27m (10ft 5ins)) Having ceramic tiled flooring. Spotlights to ceiling. Rear facing decorative timber double glazed window. The units, which are in a dark mahogany finish with brass handles form a 'U' shape around the room with complementary work surfaces. Stainless steel sink with chrome mixer taps. Integrated dishwasher. Space for slot-in oven. Additional appliance space. Complementary tiling around. Power points. Archway leading to

WALK-IN PANTRY Having ceramic tiled flooring. Work surfaces with units matching those in the kitchen. Spotlights to ceiling.

UTILITY (3.93m (12ft 11ins) x 3.20m (10ft 6ins max)) Having wall mounted Worcester Bosch boiler for both the central heating and hot water system. There are 'L' shaped granite effect work surfaces. Ceramic sink with chrome mixer tap. Additional appliance space for washing machine, refrigerator etc. Rear facing decorative timber double glazed window and timber door giving access to the garden. Splashback tiling around.

FIRST FLOOR ACCOMMODATION

GALLERIED LANDING AREA Having solid wooden doors to all rooms. Spotlighting. Front facing decorative double glazed window. Panel radiator. Power points.

BEDROOM 1 (4.24m (13ft 11ins) x 2.95m (9ft 8ins)) This large double Bedroom has rear facing decorative timber double glazed window. Panel radiator. Power points. Access to eaves storage area. Archway leading to good sized

EN-SUITE (3.35m (11ft 0ins) x 2.24m (7ft 4ins)) Having side facing decorative leaded timber double glazed window. The suite, which is in

a grey finish, has a pedestal wash hand basin with gold coloured taps, low level WC with gold coloured flush. There is a corner bath with gold coloured pillar taps. Walk-in Shower with glass screen with shower and matching shower riser rail.

BEDROOM 2 (3.28m (10ft 9ins) x 3.18m (10ft 5ins)) Having rear facing decorative timber double glazed window. Panel radiator. Access to eaves storage area. Power points.

BEDROOM 3 (3.40m (11ft 2ins) x 2.64m (8ft 8ins)) Having front facing decorative timber double glazed window. Panel radiator. Power points. Access to eaves storage area. Sliding doors provide access to a good size walk-in wardrobe.

BEDROOM 4 (3.35m (11ft 0ins) x 1.75m (5ft 9ins)) Having front facing Velux window. Panel radiator. Access to eaves storage area. Power points.

FAMILY BATHROOM Having rear facing Velux window. The suite, which is in cream, has a panelled bath with chrome/gold coloured mixer tap with overhead shower connection with splashback tiling to the rear. Panel radiator. Low level WC with chrome flush. Ceramic sink with matching mixer tap. Vanity unit with splashback tiling and small storage area below and vanity mirror above. Electric shaver point.

OUTSIDE

Access is gained from Little Tixall Lane onto a block laid driveway providing off road parking and giving access to the front elevation and Garage. Well established laurel hedging around the whole of the boundary. Small lawn laid area to either side of the drive with well established shrubbery around. A block laid pathway leads down the side of the property to the rear garden which has a block laid patio area with lawn laid areas to either side. Well established shrubs. Covered pergola/potting area which is attached to the Garden Room. Central dug out area with well established shrubbery, plants and herbs. Small pond to the left hand side. Greenhouse. Wooden gate from the rear service path. The garden benefits from being fully enclosed by fencing and hedging. Further large garden plot being laid to lawn with well established fruit bushes, allotment area to the centre which is currently overgrown and then an orchard area with a variety of apple trees and to the bottom of this good sized plot there is an area that was used as a goat pen. This second plot offers a variety of options available for the siting of Summer Houses, Greenhouses etc.

TENURE We are advised Freehold, confirmation to be obtained from the Vendors Solicitors.

SERVICES All mains services are connected. Telephone subject to normal terms and conditions. The gas and electrical appliances mentioned have not been tested by us and Purchasers are therefore advised to undertake their own tests should they consider this necessary.

THE PROPERTY IS OFFERED SUBJECT TO CONTRACT

VACANT POSSESSION UPON COMPLETION

