



Elm Close, Stafford, ST18 0SP  
£525,000

Jenkins Property



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# Jenkins Property

Nestled in the charming village of Great Haywood, Elm Close presents an exceptional opportunity to acquire a delightful family home. This spacious house boasts four well-proportioned bedrooms, providing ample space for family living or accommodating guests. The property features two inviting reception rooms, perfect for both relaxation and entertaining, allowing for a seamless flow of light and warmth throughout the home.

With three bathrooms, including en-suite facilities, this residence ensures convenience and comfort for all occupants. The thoughtful layout of the property caters to modern living, making it an ideal choice for families seeking both space and functionality.

Great Haywood is known for its picturesque surroundings and community spirit, offering a tranquil lifestyle while remaining well-connected to nearby amenities. The local area provides a range of shops, schools, and recreational facilities, making it a desirable location for families and professionals alike.

This property at Elm Close is not just a house; it is a place where memories can be made and cherished. With its generous living spaces and prime location, it is a must-see for anyone looking to settle in this lovely part of Stafford. Do not miss the chance to make this wonderful house your new home.

- Generous Family house
- Well presented
- Double garage
- Close proximity to shops and surgery
- Four double bedrooms
- Large garden to the side possibility to build a garage or a house (stpc)
- Village centre location

**Hallway 6'11" x 9'8" (2.13 x 2.95)**

**WC 5'1" x 4'11" (1.55 x 1.51)**

**Kitchen 13'10" x 20'7" (4.24 x 6.28)**

**Living Room 19'7" x 15'8" (5.98 x 4.80)**

**First floor**

**Bedroom 12'10" x 11'7" (3.93 x 3.55)**

**En-suite**

**Dressing room 6'3" x 6'6" (1.91 x 1.99)**

**Bedroom 9'7" x 12'10" (2.94 x 3.93m)**

**Bedroom 9'8" x 9'8" (2.95 x 2.97)**

**Bedroom 9'7" x 11'8" (2.93 x 3.57)**

**Bathroom 6'5" x 8'4" (1.96 x 2.56)**

**Exterior**

**Garage 16'11" x 16'11" (5.16 x 5.17)**

**Front off road parking leading to double garage**

**Generous secluded rear garden**





The floor plan shows a large house with a swimming pool and garden. The layout includes:

- Bedroom:** 12'10" x 11'7" (3.93 x 3.55 m)
- Bedroom:** 9'7" x 11'8" (2.93 x 3.57 m)
- Bedroom:** 9'7" x 12'10" (2.94 x 3.93 m)
- Bedroom:** 9'8" x 9'8" (2.95 x 2.97 m)
- Bedroom:** 5'9" x 4'10" (1.78 x 1.43 m)
- Dressing room:** 6'3" x 6'6" (1.91 x 1.99 m)
- Bathroom:** 6'5" x 8'4" (1.96 x 2.56 m)
- Landing:** 7'1" x 7'8" (2.18 x 2.34 m)

The house also features a swimming pool, a garden, and a garage.



1863 ft<sup>2</sup>  
172.9 m<sup>2</sup>

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

**Energy Efficiency Rating**

Very energy efficient - near nailing code  
(92-100) **A**

(81-91) **B**

(69-80) **C**

(59-68) **D**

(50-58) **E**

(40-49) **F**

(30-39) **G**

Not energy efficient - higher saving costs

Current: 78 | Potential: 92

EU Directive 2002/93/EC

**England & Wales**

**Environmental Impact (CO<sub>2</sub>) Rating**

Very environmentally friendly - lower CO<sub>2</sub> emissions  
(120 g/kWh) **A**

(141-151) **B**

(162-181) **C**

(182-201) **D**

(202-221) **E**

(222-241) **F**

(242-261) **G**

Not environmentally friendly - higher CO<sub>2</sub> emissions

Current: 215 | Potential: 120

EU Directive 2002/93/EC

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