

Yelland Walk

Great Haywood, Stafford, ST18 0WJ

John German



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£575,000

An executive five bedroom detached family home situated within the ever-popular Staffordshire village of Great Haywood.



This modern five-bedroom detached family home built in 2017 offers five double bedrooms, two en-suite bathrooms and a superb open plan kitchen/dining/living area. Situated on Yelland Walk in Great Haywood that is an exceptionally popular village and along with its neighbouring villages of Little Haywood and Colwich, collectively host a good range of amenities to include a primary school, health surgery, welcoming village country pubs and an excellent farm shop nearby. The beautiful National Trust's Shugborough Estate is within walking distance, as is Cannock Chase, an area of outstanding natural beauty and a lovely place to walk, cycle or trek.

Internally the property comprises; A composite double glazed front entrance door leads into the hallway with Karndean flooring, carpeted staircase rising to the first floor landing, two ceiling light points, useful understairs store cupboard, and doors off into the living room, guest WC, home office/playroom and the heart of the home - the impressive open plan kitchen/dining/living area.

The living room is a spacious reception room having a uPVC double glazed bay window to the front aspect, carpeted flooring and two ceiling light points. What was part of the former integral double garage has now been split to offer a generous second reception room currently used as a home office/playroom, whilst still retaining half of the double garage as a single garage.

The heart of the home is the impressive open plan kitchen/dining/living area having an extensive range of contemporary wall and base units with roll top worksurfaces to three sides incorporating matching up stands. There is an inset one and half bowl stainless steel sink unit with drainer and mixer tap, a generous selection of integrated kitchen appliances, three ceiling light points, Karndean flooring, uPVC double glazed window to the rear aspect and two sets of uPVC double glazed French doors leading out to the rear garden.

The separate utility room is fitted with base units incorporating a work surface over with matching up stands, a stainless steel sink unit along with space and plumbing for a washing machine and tumble dryer, a ceiling light point and a door leading out to the side of the property.

Upstairs there is a delightful galleried landing providing access to all five bedrooms and the family bathroom. The spacious master bedroom has two uPVC double glazed windows to the front aspect, carpeted flooring and its own luxury en-suite shower room. Bedroom two is a further spacious double bedroom with carpeted flooring, ceiling light point, uPVC double glazed window to the rear aspect, and its own en-suite shower room. Bedrooms three and four are also well-proportioned double bedrooms and bedroom five is also a generously sized bedroom currently used as a dressing room. The modern family bathroom is fitted with a white contemporary suite which comprises low level WC, wash basin with chrome mono block tap, panelled bath and tiled shower cubicle with mains shower with rainfall attachment, uPVC double glazed window to the side aspect and spotlights to the ceiling.

Externally, the property has a double width driveway and lawn with shrubs to the front boundary along with access into the single garage with an up and over door along with power and lighting. To the rear of the home is the fully enclosed garden with a large paved patio seating area, lawned garden, outside water tap and side access to the front of the house.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

There is an annual service charge for the maintenance of communal areas.

Property construction: Standard

Parking: Drive and garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Stafford Borough Council / Tax Band F

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/27042026





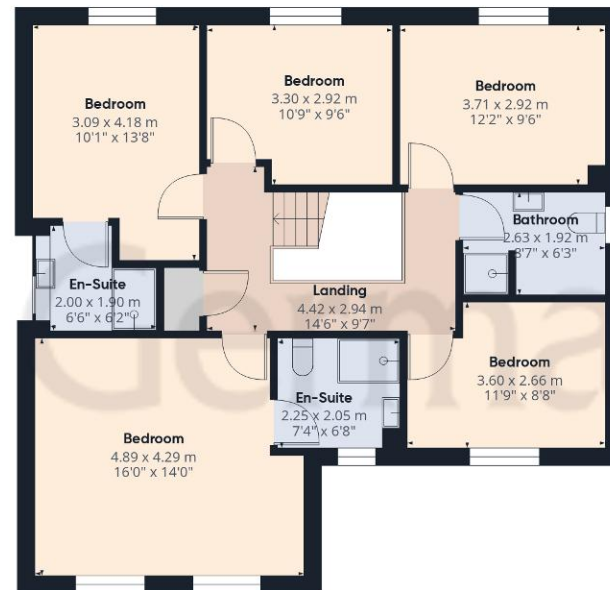


Ground Floor

Approximate total area⁽¹⁾

170.6 m²

1836 ft²



Floor 1



(1) Excluding balconies and terraces

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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Agents' Notes

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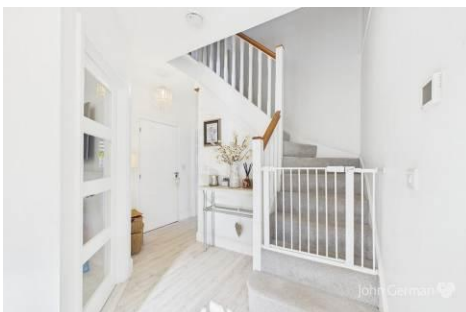
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Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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