chase owl estates

25 Hawkesmore Drive

Little Haywood, Stafford, ST18 0UA

£325,000

4 1 3 D

25 Hawkesmore Drive

Little Haywood, Stafford, ST18 0UA

£325,000

Entrance Porch

Approached from upvc double glazed front entrance door and having inset light with tiled flooring. A further upvc door leading into Hallway.

Reception Hallway

Having ceiling light point, radiator and stairs leading to First Floor Landing.

Guest Cloakroom

Comprising pedestal hand wash basin and w.c. Ceiling light point, extractor fan and tiled flooring.

Lounge

15'2" x 10'11" (4.62m x 3.33m)

Having a wooden feature fire surround with inset electric fire on hearth. Ceiling light point, radiator and upvc double glazed bow window to front aspect. Sliding door to Dining Room.

Dining Room

11'1" x 9'3" (3.38m x 2.82m)

Having ceiling light point, radiator and French upvc double glazed doors to Conservatory. Further door to Kitchen.

Conservatory

10'4" x 7'10" (3.15m x 2.39m)

Being constructed of upvc double glazed frame with ceiling light fan/light, tiled flooring and French doors to Rear Garden.

Breakfast Kitchen

14'8" x 11'6" (4.47m x 3.51m)

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset sink with mixer tap, drainer and tiled splash back. Electric cooker, fridge, dishwasher and washing machine. Ceiling light point, tiled flooring, radiator, useful larder cupboard and two upvc double glazed windows to rear aspect. Access door to Garage.

First Floor Landing

Approached from stairs in Hallway and having ceiling light point and loft access.

Bedroom One

14'3" x 11'0" (4.34m x 3.35m)

Having built in wardrobes. Ceiling light point, radiator and upvc double glazed window to front aspect.

Bedroom Two

9'0" x 7'11" (2.74m x 2.41m)

Having ceiling light point, radiator and upvc double glazed window to rear aspect.

Bedroom Three

10'6" x 8'10" (3.20m x 2.69m)

Having ceiling light point, radiator, over stairs cupboard and upvc double glazed window to front aspect.

Bedroom Four

9'1" x 8'3" (2.77m x 2.51m)

Having ceiling light point, radiator and upvc double glazed window to rear aspect.

Shower Room

Comprising corner walk in shower cubicle. w.c and pedestal hand wash basin. Ceiling light point, radiator, airing cupboard housing combination boiler and two upvc double glazed windows to rear aspect.

Tel: 01889 358172

Outside

The front of the property having a lawned foregarden with borders. A blocked paved driveway leading to Garage with roller shutter door, with light and power and access door to Garden. To the side of the property is a side gate leading to the enclosed SOUTH FACING Rear Garden being mainly laid to lawn with borders, paved patio, shed and outside tap.

Agents Notes

We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements quoted in these sales particulars are approximate.

Fixtures and Fittings:

All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However we would always advise that this is confirmed by the purchaser at the point of offer.

Money Laundering;

Any purchasers will be asked to produce identification documents and proof of funding before instruction of Solicitors.

Road Map

Hybrid Map

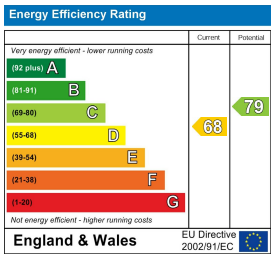
Terrain Map

Floor Plan

Viewing

Please contact our Chase Owl Estates Ltd Office on 01889 358172 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

10 Anson Street, Rugeley, Staffordshire, WS15 2BB
Tel: 01889 358172 Email: sales@chaseowlestates.co.uk