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1 Aston Close

Little Haywood, Stafford, ST18 0YN

Offers in the region of £365,000

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Entrance Hallway

Approached from upvc front entrance door with glass side screens and having light points, radiator, wooden flooring and stairs leading to First Floor landing. Doors leading to Dining Room and Bedroom Four/Annex.

Dining Room

13'9" x 12'4" (4.19m x 3.76m)

Having ceiling light point, wall lights, wooden flooring, coving and upvc double glazed bay window to front aspect. Double doors leading through to Lounge.

Lounge

15'9" x 14'9" (4.80m x 4.50m)

Being a great sized room and having a stone wall mounted fireplace with inset electric fire. Ceiling light point, wall lights, wooden flooring, coving and upvc double glazed French doors to Conservatory. Further door Breakfast Kitchen.

Conservatory

17'1" x 13'1" (5.21m x 3.99m)

Being constructed of brick base with upvc double glazed frame and having ceiling light/fan, wooden flooring, radiator and French doors leading to the Rear Garden.

Breakfast Kitchen

16'6" x 16'4" (5.03m x 4.98m)

Being fitted with a comprehensive range of wall and base mounted units with work surfaces over, incorporating inset sink with telescopic tap and drainer. Built in electric oven, induction hob with extractor hood over, integrated dishwasher and microwave. Inset ceiling lights, breakfast bar seating area, designer radiator, laminate flooring and upvc double glazed window to rear aspect. French upvc double glazed doors to Rear Garden. Internal doors to Utility Room and Annex.

Utility Room

8'9" x 4'4" (2.67m x 1.32m)

Having a range of wall and base mounted units with work surfaces over, incorporating appliance spaces for washing machine, tumble dryer and fridge. Inset lights, laminate flooring and upvc double glazed window to front aspect.

Bedroom Four/ Annex

13'2" x 8'3" (4.01m x 2.51m)

Currently used as an office area so fitted with storage units. Ceiling light point, laminate flooring, loft access, useful storage cupboard and a composite door to side elevation. Further doors to Shower Room and Hallway.

En Suite Shower Room

Comprising walk in double shower cubicle, vanity hand wash basin and composite w.c. Inset lights, heated towel rail, laminate flooring and upvc double glazed window to front aspect.

First Floor Landing

Approached from stairs in Hallway and having ceiling light point, loft access with ladder and being boarded, airing cupboard with radiator/shelving and upvc double glazed window to side aspect.

Bedroom One

15'4" x 8'4" (4.67m x 2.54m)

Being fitted with a range of bedroom furniture. Inset ceiling lights, radiator and upvc double glazed window to front aspect.

Bedroom Two

10'3" x 9'1" (3.12m x 2.77m)

Being fitted with a range of bedroom furniture. Inset ceiling lights, radiator and upvc double glazed window to front aspect.

Bedroom Three

9'4" x 7'3" (2.84m x 2.21m)

Again being fitted with a range of bedroom furniture. Ceiling light point, radiator and upvc double glazed window to front aspect.

Family Bathroom

Comprising paneled Jacuzzi bath with mixer tap, shower over with screen, vanity hand wash basin and closet w.c. Inset ceiling lights, heated towel rail, tiling to walls and flooring and upvc double glazed window to rear aspect.

Outside

The front of the property having a generous block paved drive allowing parking for several vehicles. Vehicle electric charging point. A pedestrian gate allows access to the enclosed rear garden and also double gates allowing further vehicle access for caravans etc. The good sized enclosed rear garden having paved patio with raised planted borders, summer house(with power), artificial lawn, outdoor lighting and useful tap. A sectioned area having sheds, outdoor power and lighting.

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.

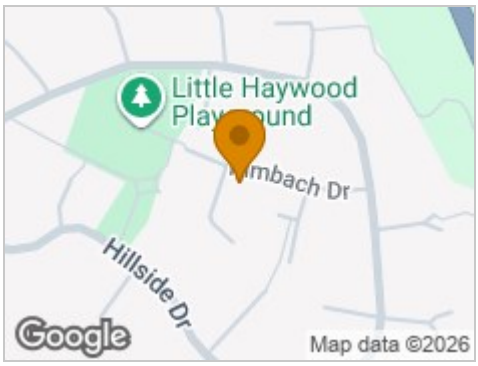
Fixtures and Fittings:

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

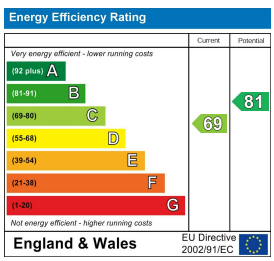
Terrain Map

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.

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