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**Little Tixall Lane | Stafford | ST18 0SE**

**Offers Over £475,000**



## Summary

\*\* SOUGHT AFTER VILLAGE LOCATION \*\* FIVE BEDROOM DETACHED \*\* CONSERVATORY \*\* BEAUTIFUL REAR GARDEN \*\* LIVING ROOM \*\* SEPARATE DINING ROOM \*\* KITCHEN \*\* UTILITY ROOM \*\* GARAGE \*\* VIEWING ESSENTIAL \*\*

WEBBS ESTATE AGENTS are pleased to market this well presented five bedroom detached family home, situated in the highly sought-after village of Great Haywood, this impressive five-bedroom detached family home offers spacious and versatile accommodation, ideal for modern family living.

Positioned within easy reach of local amenities and surrounded by picturesque countryside, the property is perfectly located for those seeking both convenience and a semi-rural lifestyle.

The property also benefits from a south west facing rear garden and a useful carport.

## Key Features

- SOUGHT AFTER VILLAGE LOCATION
- CONSERVATORY
- LIVING ROOM
- KITCHEN
- GARAGE
- FIVE BEDROOM DETACHED
- BEAUTIFUL REAR GARDEN
- SEPARATE DINING ROOM
- UTILITY ROOM
- VIEWING ESSENTIAL

## Rooms and Dimensions

### Hallway

18'2" x 5'11" (5.54 x 1.81)

### Living Room

29'0" x 10'9" (8.84 x 3.3)

### Dining Room

8'10" x 8'0" (2.71 x 2.44)

### Kitchen

15'2" x 7'1" (4.64 x 2.18)

### Utility Room

18'6" x 4'7" (5.64 x 1.42)

### WC

2'9" x 5'4" (0.86 x 1.63)

### Garage

17'4" x 8'8" (5.29 x 2.65)

### Sunroom

7'2" x 17'9" (2.20 x 5.42)

### Landing

### Bedroom 1

16'9" x 10'11" (5.13 x 3.35)

### Bedroom 2

11'11" x 8'3" (3.65 x 2.52)

### Shower Room

### Bedroom 3

12'2" x 8'8" (3.73 x 2.65)

### Bedroom 4

14'5" x 7'3" (4.40 x 2.21)

### Bedroom 5

13'4" x 6'1" (4.07 x 1.86)

### Bathroom

5'6" x 6'0" (1.68 x 1.85)

### Rear Garden

### Identification Checks (R)







Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

