

# Hawkesmore Drive

Little Haywood, Stafford, ST18 0UA



A delightful link detached bungalow situated on a very pleasant cul-de-sac within the highly sought-after village of Little Haywood.

£259,950



John German 

**Accommodation** - The reception hall has a built in cupboard alongside an additional cupboard housing the gas boiler.

There are two bedrooms and an attractively appointed shower room comprising shower, WC, wash basin with integrated cupboard beneath, a towel radiator, tiling to all wet areas plus contrasting floor tiling.

The delightful lounge and dining area has a front facing bow window. A door opens into the superb kitchen that has a range of modern white units with contrasting work surfaces with a sink and drainer plus metro style tiled splash backs along with an integrated hob with an extractor canopy above, oven and fridge.

**Outside** - The property stands back from the road beyond an attractive front garden and side drive leading to the garage. The very pleasant rear garden has an ornamental chipped terrace with lawn beyond surrounded by established bushes.

Little Haywood is an exceptionally popular village and along with its neighbouring of Colwich and Great Haywood collectively have a range of amenities. There is an excellent farm shop at Great Haywood and the village is also within easy access of Cannock Chase, an area designated as an place of outstanding natural beauty. Rugeley Trent Valley rail station provides routes into Birmingham and services to London Euston.

**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. The land registry document refers to rights, covenants and restrictions, a copy is available upon request.

**Property construction:** Traditional

**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:** Standard, Superfast and Ultrafast available

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 C

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/04032026

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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#### Agents' Notes

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**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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