



10 Hawkesmore Drive

Little Haywood, Stafford, ST18 0UA

£395,000



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Entrance Hallway

Approached from composite front entrance door with side screens. Having wall lights, radiator, wooden flooring and stairs leading to First Floor Landing.

Lounge

22'1" x 14'3" (6.73m x 4.34m)

Having decorative oak mantle over log burner on hearth. Ceiling light points, two radiators and upvc double glazed windows to front and side aspects. Bi fold doors leading to Rear Garden and double doors to Breakfast Kitchen.

Breakfast Kitchen

17'0" x 14'6" (5.18m x 4.42m)

Being fitted with a range of matching wall and base mounted units with granite work surfaces over, incorporating built in electric oven with induction hob and extractor over. Kitchen island having inset sink with mixer tap, integrated dishwasher and over head lighting. Inset ceiling lights, wooden flooring, radiators and upvc double glazed windows to side and rear aspects. Lantern roof for extra natural light and again bi fold doors to Rear Garden.

Utility Room

7'3" x 7'0" (2.21m x 2.13m)

Being fitted with wall and base mounted units with work surface over, allowing space for appliances. Ceiling light pint, radiator, wooden flooring and upvc door to Rear Garden. Access door to Garage.

Bedroom Three/ Office

12'5" x 8'2" (3.78m x 2.49m)

Currently used as an office and having ceiling light point, radiator and upvc double glazed window to front aspect.

Downstairs Shower Room

Comprising double walk in shower units, vanity hand wash basin and closet w.c. Ceiling light point, extractor fan, tiling to walls and flooring and heated towel rail.

First Floor Landing

Approached from stairs in Hallway and having ceiling light point, loft access and useful airing cupboard with shelving.

Bedroom One

15'7" x 10'11" (4.75m x 3.33m)

Being fitted with a range of built in wardrobes and having ceiling light point, radiators and upvc double glazed windows to side, front and rear aspects.

Bedroom Two

10'5" x 9'1" (3.18m x 2.77m)

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

Family Bathroom

Comprising shaped bath with shower over and screen, pedestal hand wash basin and w.c. Inset ceiling lights, radiator, tiling to walls and flooring and upvc double glazed window to rear aspect.

Outside

The property is situated on a corner plot with plentiful parking to front leading to Garage with roller shutter door and having power/ light, housing combination boiler and plumbing for washing machine. integral door to Property. A gravelled foregarden with planting and access gate to the enclosed Rear Garden. This having paved patio, steps to lawn with borders, a

decked seating area, shed and outdoor electrics. A Summer House provides space for an Office/ play area or Bar for entertaining. A further gate to the side allowing access.

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:

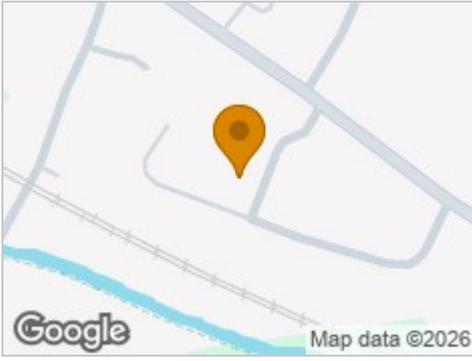
All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However we would always advise that this is confirmed by the purchaser at the point of offer.

Money Laundering;

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



Road Map



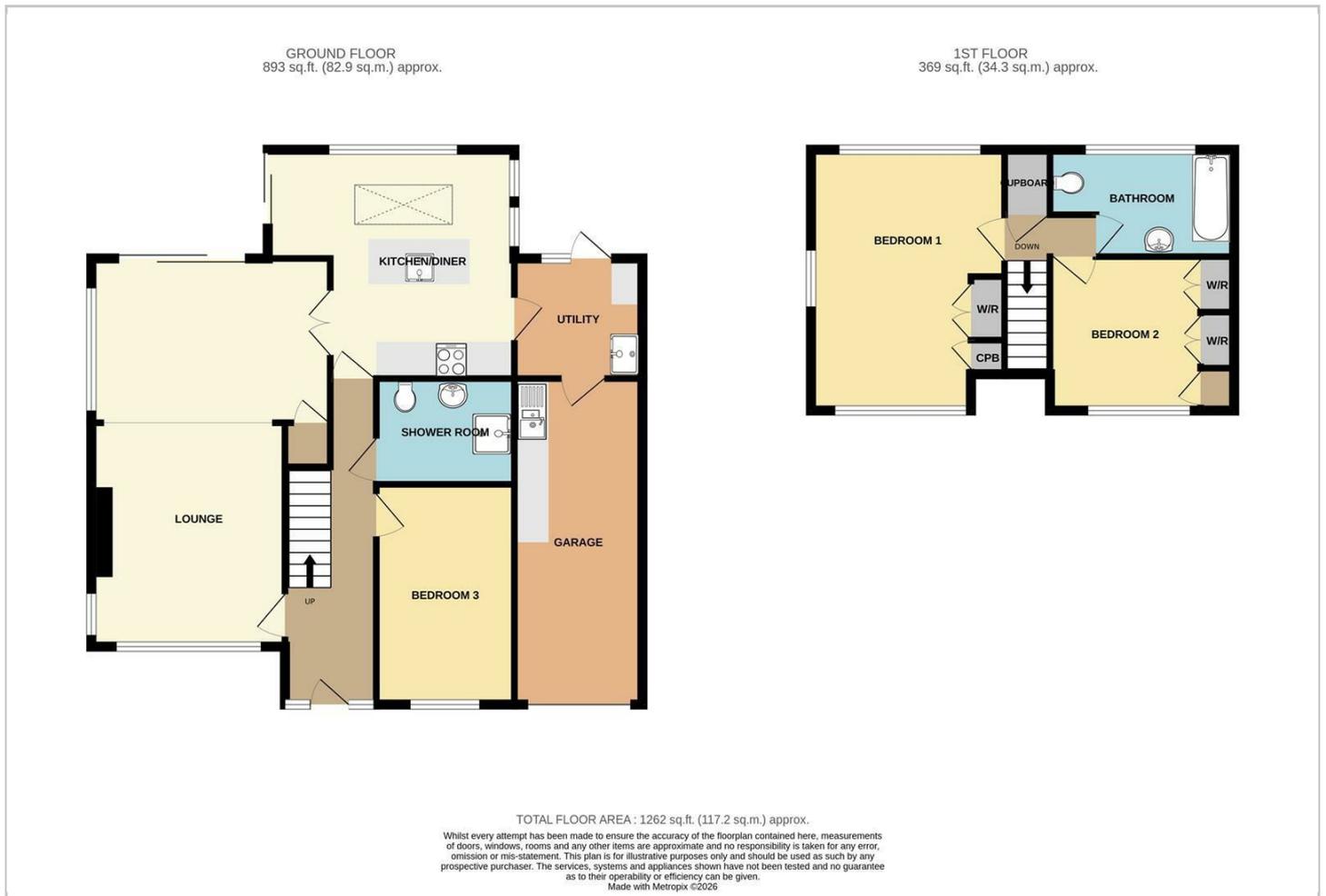
Hybrid Map



Terrain Map



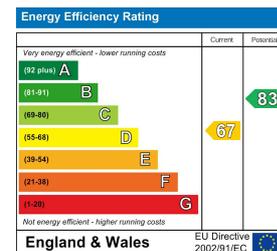
Floor Plan



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.