



## 17 High Chase Rise

Little Haywood, Stafford, ST18 0TY

**£385,000**



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## Entrance Porch

Approached from upvc double glazed front entrance door with windows to front. Having light point, tiled flooring and access door to Garage One. Wooden door to Hallway.

## Reception Hallway

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

## Guest Cloakroom

Comprising w.c and vanity hand wash basin with storage. Light point and upvc double glazed window to side aspect.

## Lounge

16'9" x 11'0" (5.11m x 3.35m)

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

## Dining Room

10'11" x 9'11" (3.33m x 3.02m)

Having ceiling light point, radiator and double doors to Conservatory. Further door to Family Room.

## Conservatory

10'11" x 9'7" (3.33m x 2.92m)

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

## Family Room

10'4" x 9'10" (3.15m x 3.00m)

Having ceiling light point, tiled flooring, radiator and sliding upvc double glazed door to Rear Garden. Door back to Hallway and arch to Fitted Kitchen.

## Fitted Kitchen

10'3" x 10'2" (3.12m x 3.10m)

Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset sink with mixer tap and drainer. Electric Rangemaster cooker, integrated dishwasher and fridge. Ceiling light point, tiled flooring and upvc double glazed windows to side and rear aspects. Door to Inner Lobby and Garages.

## Inner Lobby

Having light point, two useful storage cupboards, tiled flooring and open access to Garage One. Door to Rear Garden / access to Garage Two.

## First Floor Landing

Approached from stairs in Hallway and having ceiling light point, loft access and upvc double glazed window to side aspect.

## Master Bedroom

13'3" x 10'11" (4.04m x 3.33m)

Being fitted with bedroom furniture and having ceiling light point, radiator and upvc double glazed window to rear aspect. Arch to En Suite.

## En Suite Bathroom

Comprising panelled bath with shower attachment, w.c and vanity hand wash basin. Ceiling light point, radiator and upvc double glazed window to side aspect.

## Bedroom Two

13'6" x 10'11" (4.11m x 3.33m)

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

### Bedroom Three

9'7" x 7'1" (2.92m x 2.16m)

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

### Family Shower Room

Comprising walk in shower cubicle, w.c and pedestal hand wash basin. Ceiling light point, radiator and upvc double glazed window to side aspect.

### Outside

The front of the property having a gravelled fore garden with planted borders. A tarmac driveway provides parking for several vehicles which in turn leads to Garages with up and over doors. Pathway to gate to Rear Garden.

GARAGE ONE; accessed also via the house and having light, power, space with plumbing for washing machine, tumble dryer and inset Belfast sink.

GARAGE TWO; Also accessed from the rear garden and having light, power and housing combination boiler.

The terraced rear garden having paved patio, steps to further patio area, planted borders, 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



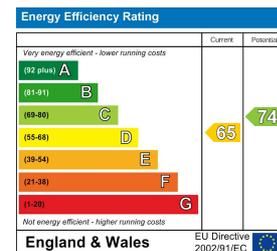
## Floor Plan



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