



£320,000

🔑 TENURE: Freehold

📊 EPC RATING: C

💷 COUNCIL TAX BAND: D

Great Haywood Stafford

Hunters Close Great Haywood
Stafford Staffordshire



Have you been hunting for that elusive perfect family home? Well with this incredibly spacious three storey property you will feel like you've hit the bullseye!

The property occupies a lovely position in the beautiful village of Great Haywood with Shugborough Estate only a 5 minute walk from the property. The village also has full amenities and excellent commuter links to neighbouring towns. Internally the well-planned accommodation comprises of an entrance hallway, guest WC, modern fitted kitchen/diner, and a lovely sized living room. Heading up to the first floor is where you will find the family bathroom and three well proportioned bedrooms whilst on the next floor the master bedroom is a superb size with its very own en-suite shower room. Externally is that lovely plot with a lawned front garden and a well-kept private enclosed rear garden with a rear gate providing access out to a rear driveway and the single garage. Homes like this in the village are extremely rare so if you're interested, we would suggest you call us quick for a viewing.

- Three Storey Semi-Detached Family Home
- Spacious Living Room
- Modern Fitted Kitchen/Diner
- Four Well Proportioned Bedrooms
- Family Bathroom, En-Suite & Guest WC
- Driveway, Garage & Rear Garden

You can reach us **9am to 9pm**, 7 days a week

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk



Entrance Hall

Being accessed through a composite entrance door with double glazed window over and having wood effect flooring, radiator and stairs leading to the first floor accommodation.

Guest WC 5' 7" x 3' 4" (1.71m x 1.01m)

Having a contemporary white suite including a pedestal wash hand basin and low level WC. Wood effect flooring, radiator and double glazed window to the front elevation with plantation shutters.

Living Room 11' 6" x 16' 2" (3.51m x 4.94m)

A bright, spacious reception room having a contemporary wall mounted electric fire, two radiators and double glazed window to the rear elevation with double glazed double doors giving views and access to the rear garden with plantation shutters.

Kitchen / Dining Room 15' 9" x 9' 4" (4.80m x 2.84m)

A stylish, modern kitchen / dining room having a range of matching units extending to base and eye level with fitted work surfaces having an inset one and a half bowl sink unit with mixer tap. There is an array of integrated appliances including a double oven, hob with cooker hood over, fridge freezer, dishwasher and washing machine. Recessed downlights, tiled floor, radiator and double glazed bay window to the front elevation with plantation shutters.



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First Floor Landing

Having a useful storage cupboard, airing cupboard and stairs leading to the second floor.

Bedroom Two 11' 3" x 9' 5" (3.42m x 2.87m)

A double bedroom having a built-in double wardrobe, radiator and double glazed window to the front elevation with plantation shutters.

Bedroom Three 10' 5" x 9' 5" (3.18m x 2.87m)

A third double bedroom having built-in double wardrobe, radiator and double glazed window to the front elevation with plantation shutters.

Bedroom Four 7' 8" x 6' 7" (2.33m x 2.00m)

Having a radiator and double glazed window to the rear elevation with plantation shutters.

Family Bathroom 5' 7" x 6' 6" (1.71m x 1.98m)

Having a contemporary white suite including a panelled bath with mains shower over, pedestal wash hand basin and low level WC. Radiator, recessed downlights, tiled floor and double glazed window to the front elevation with plantation shutters.

Second Floor Landing

Having a radiator and a door leading to:

Bedroom One 20' 8" x 10' 10" (6.29m x 3.29m)

A super main bedroom having a built-in double wardrobe with access behind into a further storage area, access to loft space, two radiators and double glazed window to the front elevation and double glazed skylight window to the rear elevation, both with plantation shutters.

Ensuite Shower Room (bedroom One) 8' 0" x 8' 3" (2.44m x 2.52m)

Having a contemporary white suite which includes a tiled shower cubicle with mains mixer shower, pedestal wash hand basin and low level WC. Electric shaver point, tiled floor, radiator and double glazed window to the rear elevation with plantation shutters.

Outside - Front

To the property, there is a lawned front garden with a paved path leading to the entrance door.

Outside - Rear

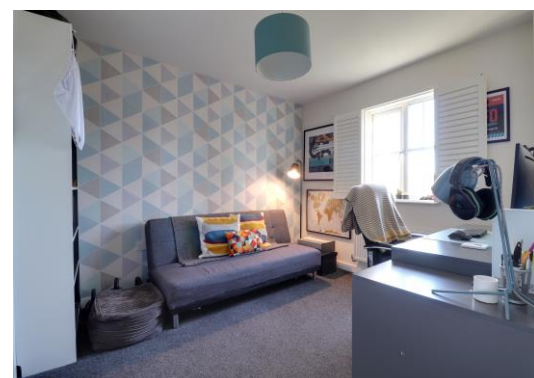
A well-kept, enclosed rear garden offering a good degree of privacy with a decked seating area and the remainder of the garden is laid to lawn with slate borders. A paved pathway which leads to a gate which in-turn leads to:

Parking Area

Giving access to:

Garage

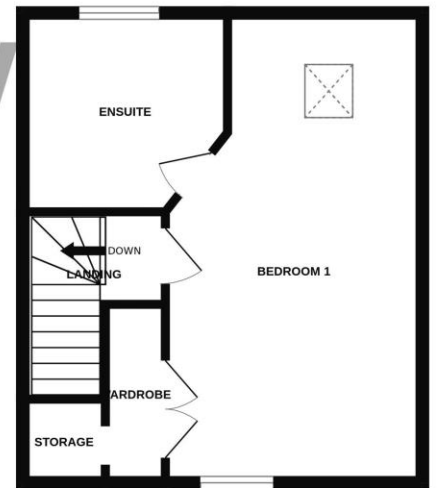
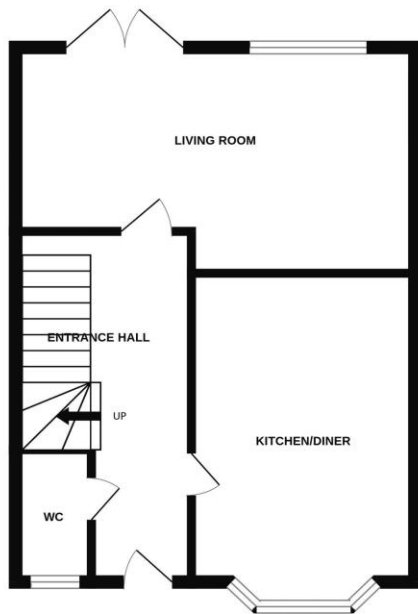
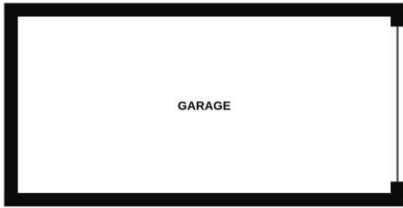
A single garage having an up and over door to the front.



GROUND FLOOR

1ST FLOOR

2ND FLOOR

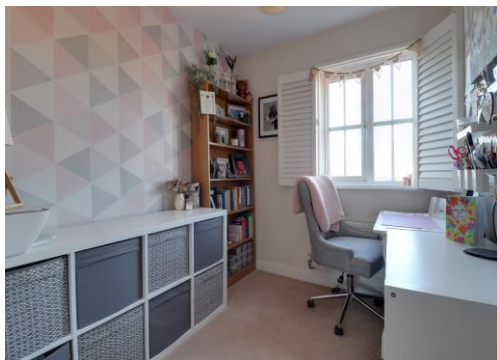


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (92+)		
Energy efficient	B (81-91)		
Decent	C (69-80)		
Needs work	D (55-68)		
Needs work	E (45-54)		
Needs work	F (35-44)		
Needs work	G (1-34)		
Very energy efficient - higher running costs		76	86

England & Wales EU Directive 2002/91/EC
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