



£360,000

🔑 TENURE: Freehold

📊 EPC RATING: D

🏠 COUNCIL TAX BAND: D

## Little Haywood Stafford

St. Chads Close Little Haywood  
Stafford Staffordshire



***Even St. Chad would be impressed with this beautifully presented four-bedroom detached home in the highly desirable village of Little Haywood.***

This charming home offers a perfect blend of comfort and style, with plenty of space for family living. The ground floor features an inviting entrance hall, a cozy living room, a formal dining room, a well-appointed kitchen, a utility room, a sitting room, and a guest WC. Ascend to the first floor to find four generously sized bedrooms and a modern family shower room. Externally, the property is approached via a double-width driveway providing ample off-road parking. The highlight is the large private rear garden, ideal for family gatherings and outdoor entertaining. This is a fantastic opportunity you don't want to miss. Call us today to arrange your viewing appointment and see this stunning home for yourself!

- Well Presented Four Bedroom Detached Property
- Living Room, Sitting Room & Guest WC
- Modern Fitted Kitchen & Utility
- Four Spacious Bedrooms & Family Shower Room
- Driveway & Large Private Rear Garden
- Located In A Highly Desirable Village

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 Porch

Being accessed through a double glazed door and having double glazed windows to both sides, wood effect floor and a double glazed door leads to:

## Entrance Hall

Having stairs leading to the first floor landing with an understairs storage cupboard and radiator.

## Guest WC 5' 2" x 3' 5" (1.58m x 1.05m)

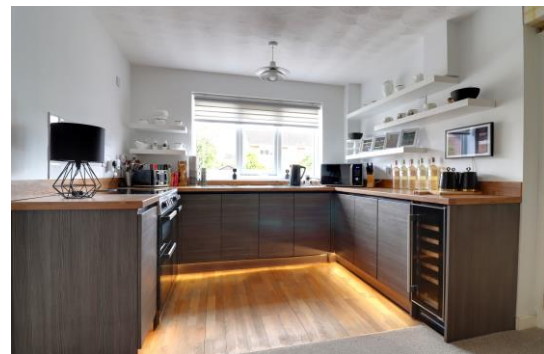
Having a white suite which includes a pedestal wash basin with chrome mixer tap and close coupled WC. Tiled floor, radiator and internal double glazed window to the entrance porch.

## Living Room 18' 3" x 12' 0" (5.57m x 3.67m)

A spacious living room having an electric fire with wooden surround and marble hearth. Radiator and double glazed bay window to the front elevation.

## Dining Room 11' 7" x 10' 4" (3.54m x 3.14m)

A further spacious reception room having a radiator and double glazed double doors giving views and access to the rear garden.



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## **Breakfast Kitchen** 15' 6" x 9' 7" (4.73m x 2.92m)

Having a range of matching units extending to base and eye level and fitted work surfaces. Range of integrated appliances including a double oven, induction hob, dishwasher and wine cooler. The flooring is part wooden floor whilst the other area is carpeted. Under cupboard lighting and double glazed window to the rear elevation.

## **Utility Room** 11' 1" x 7' 9" (3.38m x 2.36m)

Having a range of base and eye level units and fitted work surfaces with a single bowl sink unit with chrome mixer tap and spaces for appliances beneath. Further space for an American style fridge/freezer, radiator, wooden floor, double glazed window and double glazed door to the rear elevation.

## **Sitting Room** 16' 4" x 8' 3" (4.98m x 2.51m)

Being the original garage, this room includes a useful storage cupboard housing the oil central heating boiler, radiator and double glazed window to the front elevation.

## **First Floor Landing**

A spacious landing having an airing cupboard and double glazed window to the side elevation.

## **Bedroom One** 10' 0" x 13' 3" (3.04m x 4.04m)

A spacious main bedroom having a radiator and double glazed window to the rear elevation.

## **Bedroom Two** 11' 11" x 11' 11" (3.64m x 3.63m)

A second double bedroom having large fitted wardrobes with hanging rail, radiator and double glazed window to the front elevation.

## **Bedroom Three** 9' 10" x 10' 0" (3.00m x 3.06m)

A third double bedroom having a radiator and double glazed window to the rear elevation.

## **Bedroom Four** 8' 10" x 8' 1" (2.69m x 2.46m)

A single bedroom having a radiator and double glazed window to the front elevation.

## **Family Shower Room** 5' 10" x 10' 5" (1.79m x 3.17m)

Having a white suite comprising of a shower cubicle with fitted mains shower with a rainfall style shower head, wash hand basin set within a vanity unit with chrome mixer tap and cupboard beneath and close coupled W/C. Access to loft, splashback walls, wood effect laminate floor, chrome towel radiator and double glazed window to the side elevation.

## **Outside - Front**

The property is approached over a large, double width tarmac drive which provides ample off road parking with a Astro turf lawned front garden and decorative paving. There is a fitted EV charging point and gated side access leads to:

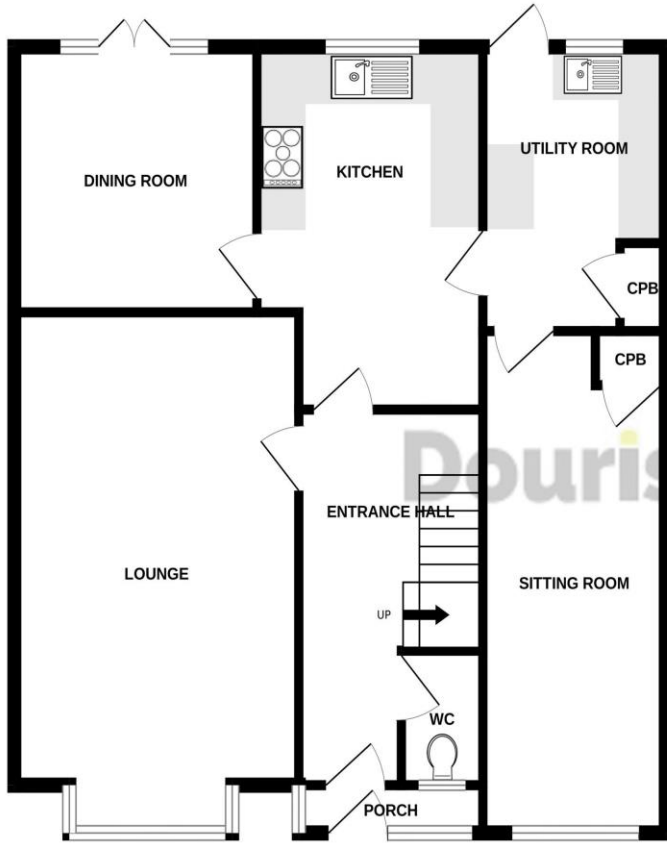
## **Outside - Rear**

There is an Indian paved seating area with a small brick wall which leads down to an extensive lawned garden with decorative beds having a variety of plants and shrubs. The garden shed and fitted patio awning is included in the sale and enclosed by panel fencing.



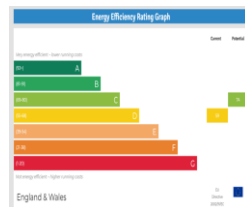
GROUND FLOOR  
829 sq.ft. (77.0 sq.m.) approx.

1ST FLOOR  
567 sq.ft. (52.6 sq.m.) approx.



TOTAL FLOOR AREA: 1396 sq.ft. (129.7 sq.m.) approx.

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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