



Offers Over £375,000

🔑 TENURE: Freehold

📊 EPC RATING: B

£ COUNCIL TAX BAND: D

## Great Haywood Stafford

Green Close Great Haywood  
Stafford Staffordshire



*You'll be Green with envy if you miss out on this good sized four bedroom detached family home, situated in the highly desirable Village of Great Haywood, having local amenities on your doorstep, public house, fantastic farm shop, superb nearby canal walks and only a bike ride away from the stunning Cannock Chase.*

Externally, the property is situated at the end of a small cul-de-sac and has two driveways, enjoying off road parking for several vehicles, as well as a detached garage/workshop. The rear garden is well maintained and benefits from having a large covered decked seating area. Internally there is a spacious entrance hallway, living room, large family dining kitchen, utility room and a guest W.C. To the first floor there are four bedrooms, En-suite to bedroom one and a family bathroom.

- Four Bedroom Detached Family Home
- Off Road Parking For Numerous Vehicles
- Desirable Village Location Close To Cannock Chase
- Large Family Dining Kitchen & Living Room
- Family Bathroom & En-Suite To Bed One
- Close To Village Amenities & Stunning Canal Walks

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** 16' 0" x 8' 2" (4.88m x 2.48m) - all max measurements

Being accessed through a double glazed door, the spacious and light entrance hall includes wood flooring, radiator, stairs leading to the first floor landing and double glazed window to the front elevation.

**Guest WC**

Having a suite comprising of a wash hand basin with chrome mixer tap and vanity unit beneath and low level WC. Splashback tiling and wood effect tiled floor.

**Lounge** 14' 2" x 14' 10" (4.33m x 4.52m)

A spacious and light lounge having wood flooring, radiator, double glazed window to the side elevation and further double glazed window to the front elevation.

**Family Dining Kitchen** 8' 8" x 24' 1" (2.64m x 7.33m)

A substantial, open plan family dining kitchen having a range of matching units extending to base and eye level and fitted work surfaces with inset one and a half bowl stainless steel sink drainer with chrome mixer tap. Range of integrated appliances including a double oven/grill, four ring gas hob with cooker hood over and stainless steel splashback, dishwasher. Space for an American style fridge/freezer, high gloss tiled floor, bevelled edge splashback tiling, downlights, radiator, spacious understairs storage cupboard, double glazed window and double glazed French doors leading out to the covered decked seating area.



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## Utility Room 8' 2" x 4' 9" (2.49m x 1.44m)

Formerly forming part of the original garage, this is now a spacious utility room having a contemporary style rectangular wash hand basin with chrome mixer tap and storage drawers beneath. Space for washing machine and wall mounted gas central heating boiler.

## First Floor Landing

Having access to loft space via folding wooden ladders and airing cupboard.

## Bedroom One 11' 3" x 13' 4" inc robes (3.44m x 4.06m inc robes)

Having fitted double wardrobes with sliding doors, coving, radiator and two double glazed windows to the front elevation.

## Ensuite Shower Room

Having a suite including a double shower cubicle with mains shower, pedestal wash basin with chrome mixer tap and low level WC. Shaver point, splashback tiling, downlights, chrome towel radiator and double glazed window to the side elevation.

## Bedroom Two 14' 2" x 10' 3" (4.31m x 3.13m)

A second good-sized bedroom having a radiator and double glazed window to the front elevation.

## Bedroom Three 8' 11" x 10' 9" inc recess (2.72m x 3.28m inc recess)

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

## Bedroom Four 9' 10" x 7' 5" (2.99m x 2.27m)

A good-sized fourth bedroom with radiator and double glazed window to the rear elevation.

## Family Bathroom 6' 0" x 7' 0" (1.84m x 2.13m)

Having a suite which includes a panelled bath with chrome mixer tap and electric shower over, pedestal wash basin and low level WC. Splashback tiling, chrome towel radiator and double glazed window to the rear elevation.

## Outside - Front

The property sits at the end of a small, quiet cul-de-sac being approached over a double width tarmac driveway with an additional gravel driveway providing ample off road parking and leads to the garage. Secure gated access leads to the rear garden.

## Detached Garage

Having power, lighting, rear access door and double doors to the front elevation.

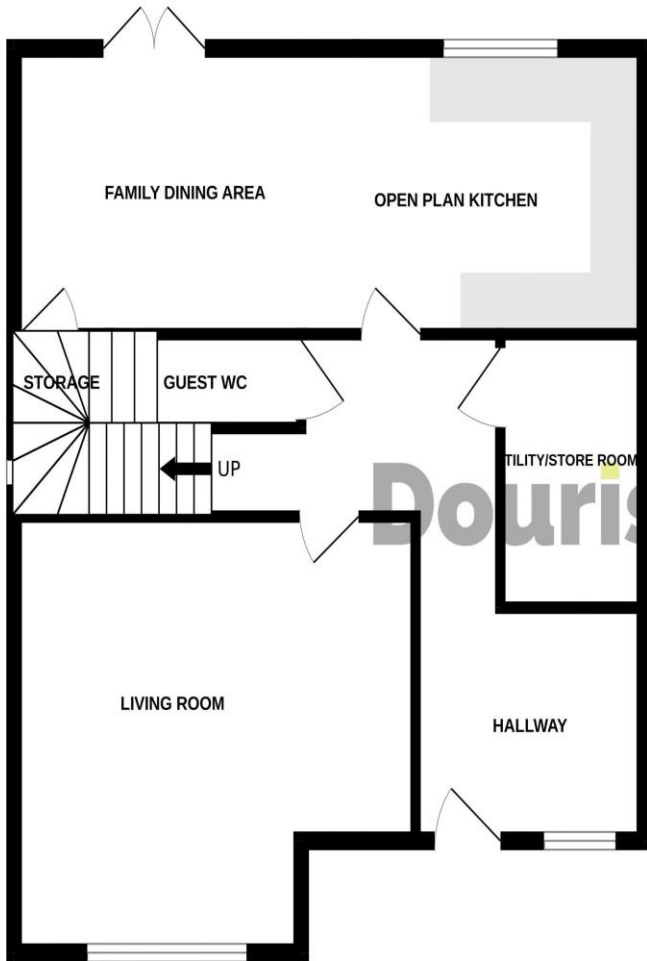
## Outside - Rear

The well maintained rear garden includes a chipped bark play area and includes a covered decked seating area whilst the remainder of the garden is mainly laid to lawn with raised sleeper beds and further beds with a variety of plants a shrubs. There is a further cut stone patio with pergola over, outside tap and power.

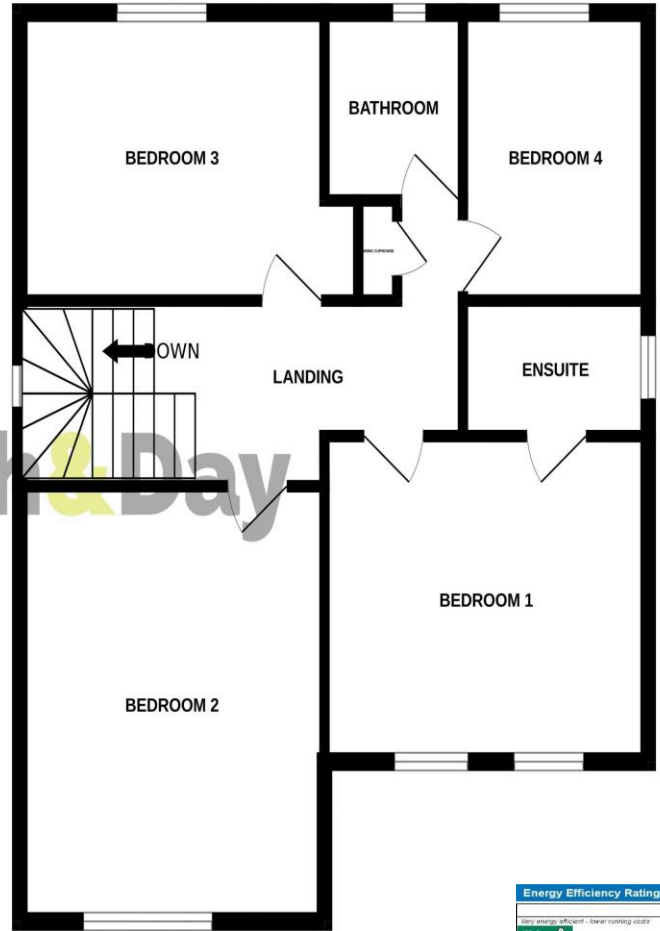




GROUND FLOOR



1ST 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
Energy efficient - lower running costs	(92+)		
A	(81-91)		
B	(69-80)		
C	(55-68)		
D	(39-54)		
E	(29-38)		
F	(17-28)		
G	(1-16)		
		83	93

EU energy efficient - higher running costs  
England & Wales EU Directive 2002/91/EC  
www.epcrea.com



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