



£275,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: C

Little Haywood Stafford

Foxgloves Avenue Little Haywood
Stafford Staffordshire



Need a cure for your property search?? Then Foxgloves Avenue may be your answer! Located in a quiet cul de sac in the highly desirable village of Little Haywood, this lovely detached home is ideal for families.

The property offers a spacious lounge/diner with patio doors to the garden, and a good sized kitchen. To the first floor are two double bedrooms, a further single bedroom and family bathroom. Externally the property has off road parking leading to the garage and an attractive low maintenance enclosed rear garden ideal for those who enjoy a summer garden without necessarily being too green fingered. Hurry to the phone and book your viewing today to avoid being out foxed by other cunning buyers searching for their ideal home.

- Three Bedroom Detached House
- Highly Desirable Village Location
- Attractive Low Maintenance Garden
- Perfect For Creating a Family
- Great Access to Local Amenities
- Quiet Cul De Sac Location

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

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Entrance Hall

Being accessed through a glazed door and leading to:

Lounge / Diner 27' 3" x 10' 9" (8.30m x 3.28m)

Having a brick built fireplace with an electric fire and an Adams style surround and tiled hearth. Radiator, beamed ceiling, stairs leading to the first floor accommodation, double glazed walk-in bay window to the front elevation and double glazed sliding patio door giving views and access to the rear garden.

Kitchen

Having a range of matching units extending to base and eye level and fitted work surfaces with an inset stainless steel single bowl sink with chrome mixer tap. Range of built-in appliances including an oven, electric hob and cooker hood over. Tiled splashbacks, tiled floor, radiator, understairs storage cupboard, further appliance space, double glazed window to the rear elevation and double glazed door to the side.

First Floor Landing

Having access to loft space, useful storage cupboard and double glazed window to the side elevation.



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Bedroom One 13' 10" x 10' 0" (4.22m x 3.06m)

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

Bedroom Two 10' 2" x 12' 9" (3.11m x 3.88m)

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

Bedroom Three 8' 9" x 8' 6" (2.67m x 2.60m)

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

Bathroom 8' 11" x 5' 7" (2.72m x 1.71m)

Having a white suite comprising of a panelled bath with electric shower over and chrome taps, pedestal wash hand basin with chrome mixer tap and low level WC. Part tiled walls, wood effect flooring, radiator and double glazed window to the rear elevation.

Outside - Front

The property is approached over a paved driveway which gives access to the integral garage. The remainder of the garden is mainly laid to lawn with shrubs. Gated side access leads to the rear garden.

Integral Garage 16' 4" x 7' 5" (4.99m x 2.26m)

Having an up and over door to the front, power and combination boiler.

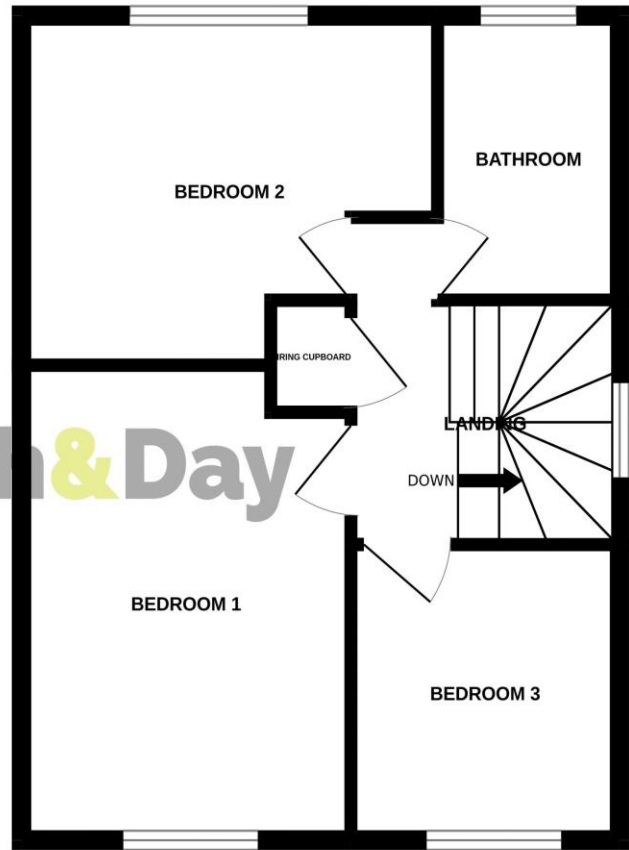
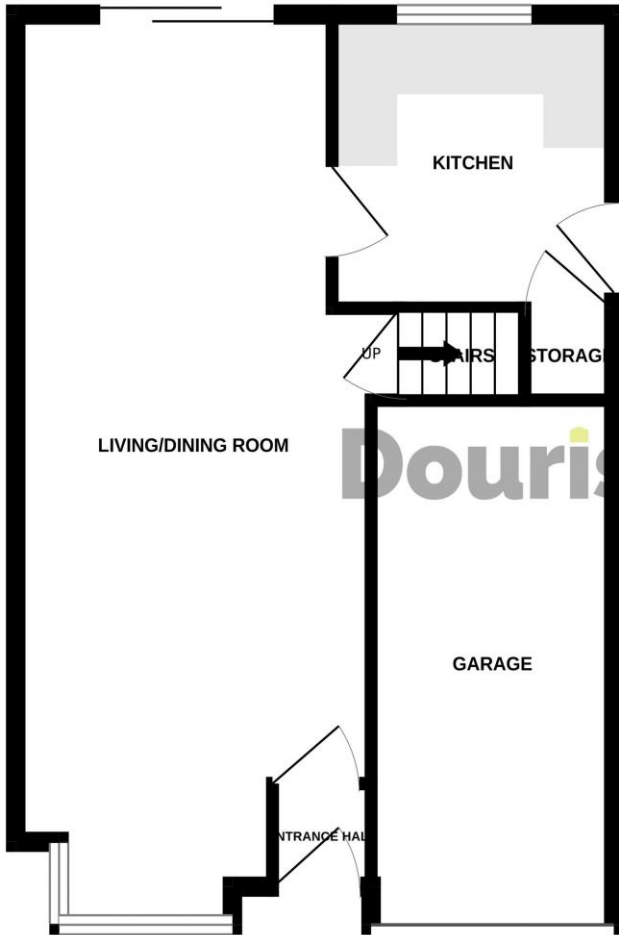
Outside - Rear

Being mainly laid to lawn with surrounding beds and being enclosed by panel fencing.



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
Very energy efficient - lower running costs	(92+)		
A	(81-91)		
B	(69-80)		
C	(55-68)		
D	(39-54)		
E	(21-38)		
F	(13-20)		
G	(1-12)		
Not energy efficient - higher running costs		59	71

England & Wales EU Directive 2002/91/EC
www.epcrea.com



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