

£700,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: F

Little Haywood Stafford

Main Road Little Haywood
Stafford Staffordshire

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"This is the place. Stand still, my steed, Let me review the scene" (Henry Wadsworth Longfello). Offering a picturesque, fully renovated five bedroom detached family home situated on a large plot within the highly desirable village of Great Haywood and enjoying superb views over to Cannock Chase, a designated area of outstanding natural beauty, which is only a walk or bike ride away!

Internally the accommodation is sure to impress and comprises of an entrance hallway, spacious open plan lounge with Bi folding doors, large open plan family dining kitchen with granite tops and breakfast island, utility room, sitting room with study area and a guest W.C. To the first floor there are four double bedrooms with bedroom one having a dressing room, luxury en-suite bath/wet room and French doors leading out to a spacious balcony and glorious views over to Cannock Chase. There is also a further bedroom to the second floor with W.C. Externally the parking is extensive, there is a double garage and a private landscaped rear garden with cut stone patio. Please note this property has been graded with a low level of industrial hardcore, Class 2 sulphate level, please see Agent Note.

- Stunning Fully Modernised Detached Property
- Five Bedrooms, En-suite & Family Bathroom
- Family Dining Kitchen, Living Room & Sitting Room
- Ample Off Road Parking, Double Garage & Private Garden
- Superb Views Over To Cannock Chase
- Low Level Of Sulphate, Class 2 Industrial Infill.

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Reception Hallway 13' 5" x 14' 1" (4.09m x 4.28m MAX)

Framed with a canopy a modern composite double glazed door leads in to the reception hallway. A spacious and light L shaped Reception Hallway, having travertine ceramic tiled flooring, downlights, under stairs storage/cloaks cupboard. Door to double garage and staircase to the first floor landing.

Lounge 13' 11" x 16' 9" (4.23m x 5.10m)

A truly stunning open plan light and spacious lounge, having bi-folding doors to the rear elevation. Enjoying stunning far reaching views over to the beautiful Cannock Chase. and leading on to the slate patio. With a cast iron wood burner set in to the chimney breast with a tiled slate hearth, downlights, radiator, door to sitting room and opening in to the family dining /kitchen.



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Family Dining/Kitchen 23' 1" x 20' 1" (7.04m x 6.13m)

An impressive and substantial modern open plan family dining kitchen, with a part vaulted ceiling. Benefitting from a range of wall mounted and base shaker style units with granite work tops with inset sink and drainer. There are fully integrated appliances including a fridge, dishwasher, NEFF single electric oven and combi oven., wine rack and pull out pantry. A central breakfast island operating a 5 ring NEFF induction hob and NEFF extractor hood over. With ceramic tiled flooring, three Velux windows to the side elevation, double glazed window and double doors to the private landscaped rear garden enjoying far reaching views over Cannock Chase.



Utility Room 5' 9" x 5' 7" (1.74m x 1.71m)

Having wall mounted and base shaker style units, granite work top, stainless sink and chrome mixer tap. With an integrated freezer, space and plumbing for a washing machine, ceramic tiled floor, downlights and double glazed window to the front elevation.



Sitting Room 13' 9" x 14' 6" (4.19m x 4.42m)

Having a hand made oak entertainment wall with fitted shelving, storage units under and cabinet for the TV, radiator, downlights, mounted contemporary log effect electric heater, double glazed bi-folding doors leading out on the beautiful landscaped rear garden and enjoying far reaching elevated views over Cannock Chase.



Study 9' 9" x 9' 11" (2.97m x 3.01m)

An open plan study leading from the lounge, having downlights, door to reception hallway and door to side entrance hall.

Side Entrance Hallway

Having ceramic tiled floor, double glazed door to the side elevation, radiator and door to guest W/C.

Guest W/C

Having a rectangular wash hand basin with chrome mixer tap and storage unit under, low level w/c, ceramic tiled floor and radiator.





First Floor Landing

Having a door to a spacious storage cupboard, fitted hand rail, radiator, downlights and double height double glazed window to the front elevation.

Bedroom One 9' 9" x 15' 7" (2.97m x 4.74m)

A fabulous double bedroom with double a height ceiling, downlights, Velux window to the side elevation, radiator, door to dressing room and ensuite as well as double glazed double doors to a composite decked balcony with contemporary style glass and stainless steel balustrade, enjoying views over Cannock Chase.

Dressing Room 5' 9" x 9' 5" (1.76m x 2.88m)

Having double height double wardrobes with over head storage to two walls, downlights, Velux windows to the side elevation and door to ensuite.



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En-Suite 3' 6" x 14' 4" (1.07m x 4.38m)

A stunning and substantial contemporary ensuite shower/bathroom, comprising of an oval free standing bath with wall mounted chrome mixer tap and shower attachment. A rectangular wash hand basin with vanity unit under. A further wet room area comprises of a large glass shower screen with mains shower. Ceramic tiled flooring and walls, double height chrome radiator, downlights and double glazed window to the front elevation.



Bedroom Two 10' 10" x 13' 7" (3.29m x 4.14m)

Having downlights, radiator, double glazed window to the rear elevation.

Bedroom Three 11' 0" x 13' 11" (3.36m x 4.24m)

Having downlights, radiator, built in wardrobe with hanging rail and double glazed window to the rear elevation.



Bedroom Four 11' 9" x 9' 9" (3.58m x 2.96m)

A fourth double bedroom, having built in wardrobe, radiator and double glazed window to the front elevation.

Family Bath/Shower Room 9' 11" x 7' 9" (3.02m x 2.37m)

A spacious family bath/shower room comprising of a panel bath with mixer tap, walk in shower cubicle housing mains shower, rectangular wash hand basin with chrome mixer tap with vanity under, low level w/c, downlights, chrome towel radiator, ceramic tile floor, ceramic tiled walls and double glazed window to the front elevation.



Second Floor Landing

Bedroom Five 8' 8" x 10' 5" (2.65m x 3.17m)

A room with flexible usage and would make an ideal second study, built in storage cupboard, radiator, double glazed Velux window to the rear elevation and door to ensuite.

Bedroom Five En-Suite

Having a low level w/c, wash hand basin with mixer tap, vanity unit under, towel radiator and Velux window to the side elevation.





Outside

The property sits on a stunning plot set back off the road, approached by a sweeping block paved driveway providing parking for numerous vehicles, leading to a double garage. The front garden is laid mainly to lawn with gravelled borders housing shrubs and trees. A secured gated access to both sides leading to a beautifully maintained private rear garden laid mainly to lawn and a substantial natural stone terrace, with timber pergola for outdoor entertaining and enjoying the overreaching views to Cannock Chase.

Garage 17' 6" x 15' 0" (5.34m MAX x 4.57m MAX)

Having a wall mounted gas central heating boiler, double glazed windows to the side elevation and electrically operated up and over door to the front elevation. With power and lighting.



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Agent Note

Please note this property has industrial hardcore, infill within the floors and has a low sulphate content, level 2. A full report is available upon request. "The property is approximately 55 years old, the hardcore fill is only slightly moist and the fact there is a 1000g polyethene membrane present between the concrete floor slab and the hardcore, with this Class 2 sulphate level. I think it is extremely unlikely that damage could take place in the future to the floors and walls below the DPC to the property, "- Blythe Building Consultants LTD 01782 213 515.



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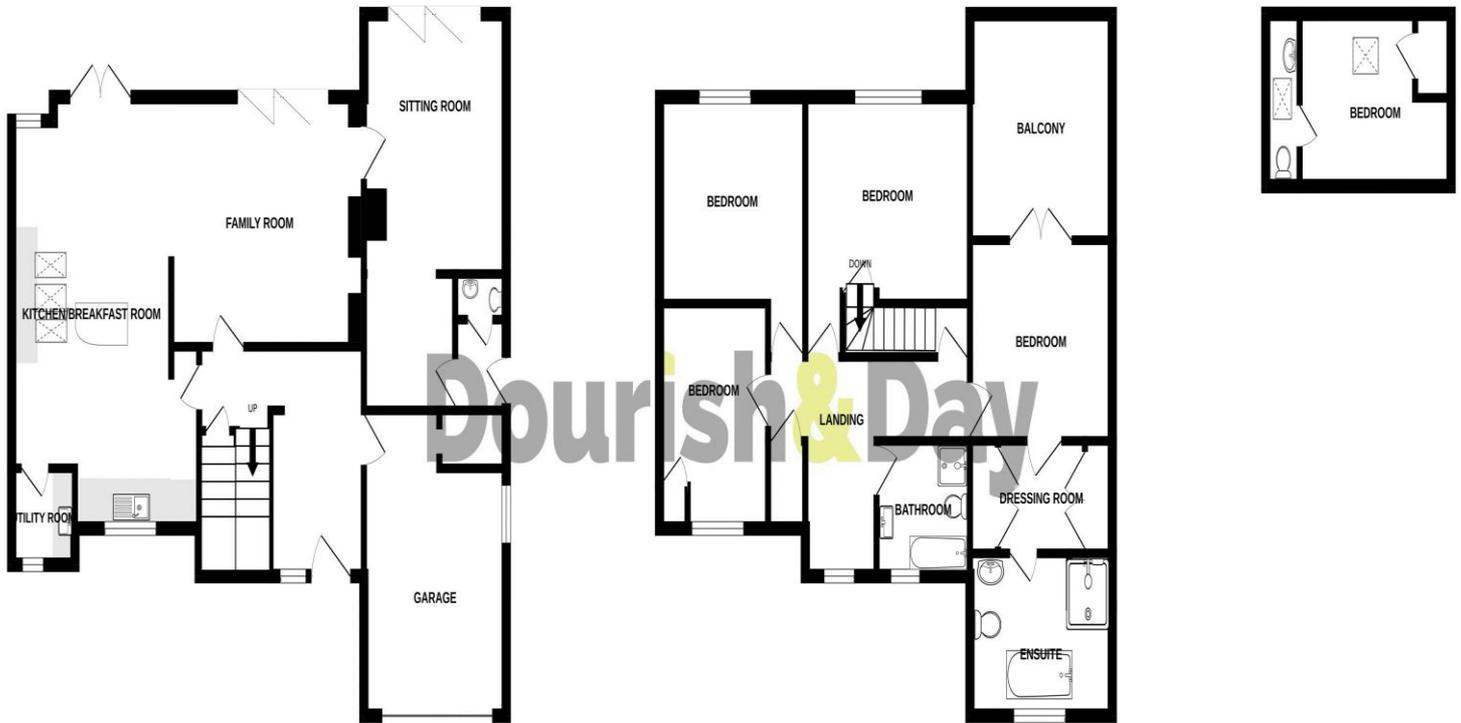
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GROUND FLOOR

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
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
<small>Best energy efficient - higher running costs</small>			76
<small>Worst energy efficient - higher running costs</small>			
<small>England & Wales</small>		<small>EU Directive 2002/91/EC</small>	
<small>www.epc4u.com</small>			



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