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Elm Close, Great Haywood, Stafford

£390,000



Features

- QUIET CUL DE SAC IN A SOUGHT AFTER VILLAGE LOCATION
- WELL PRESENTED THROUGHOUT
- PLENTIFUL PARKING TO GARAGE
- A STONES THROW FROM THE TRENT AND MERSEY CANAL AND SHUGBOROUGH ESTATE
- WALKING DISTANCE TO VILLAGE AMENITIES

Contact Us

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Full Description

Entrance Hallway
Approached from composite front entrance door with side screens. Having two ceiling light points, radiator, Antico flooring, loft access with ladder, light and being boarded. Airing cupboard with shelving.

Lounge Open plan to Dining Room 4.45m x 3.66m (14'7" x 12'0")
Having feature fire surround with open fire on tiled hearth. Ceiling light point, coving, radiator and upvc double glazed window to front aspect. Open plan to ;

Dining Room 3.58m x 2.26m (11'9" x 7'5")
Having ceiling light point, coving, radiator and upvc double glazed window to front aspect. Door to Kitchen.

Fitted Kitchen 3.84m x 3.23m (12'7" x 10'7")
Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset sink with mixer tap and drainer. Neff Built in double electric oven, induction hob with extractor hood over. Integrated appliances of washing machine, fridge and freezer. Inset ceiling lights, laminate flooring and upvc double glazed window to side aspect. Upvc door to side elevation.

Shower Room
Comprising walk in double shower unit with rain head shower over, closet hand wash basin and w.c. Inset ceiling lights, extractor fan, heated towel rail, laminate flooring and upvc double glazed window to side aspect.

Bedroom One 3.86m x 3.05m (12'8" x 10'0")
Having ceiling light point, radiator and French upvc double glazed doors to Rear Garden.

Bedroom Two 2.87m x 2.72m (9'5" x 8'11")
Being fitted with a range of bedroom furniture. Ceiling light point, radiator and upvc double glazed window to rear aspect.

Bedroom Three 3.23m x 2.13m (10'7" x 7'0")
Currently used as a Dressing Room and having ceiling light point, radiator and upvc double glazed window to side aspect.

Bathroom
Comprising panelled bath with mixer tapa, closet w.c and vanity hand wash basin. Inset ceiling lights, extractor fan, heated towel rail, tiled flooring and upvc double glazed window to side aspect.

Outside
The property having a lawned fore garden with flower borders. A tarmacadam driveway provides parking for several vehicles which in turn leads to Garage with up and over door. This having power, lighting, water and housing combination boiler. Upvc door leading to the enclosed Rear Garden being mainly laid to lawn with borders, a decked patio, further seating area and outside power point.

Agents Notes
Agents Notes;
We have not tested any of the electrical, central heating or sanitary ware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements quoted in these sales particulars are approximate.
Fixtures and Fittings:
All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However we would always advise that this is confirmed by the purchaser at the point of offer.
Money Laundering;
Any purchasers will be asked to produce identification documents and proof of funding before instruction of Solicitors.

Property Photos

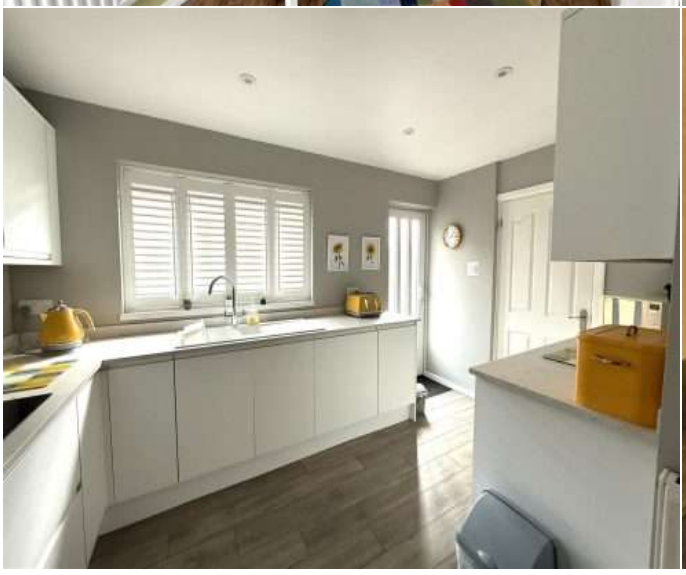








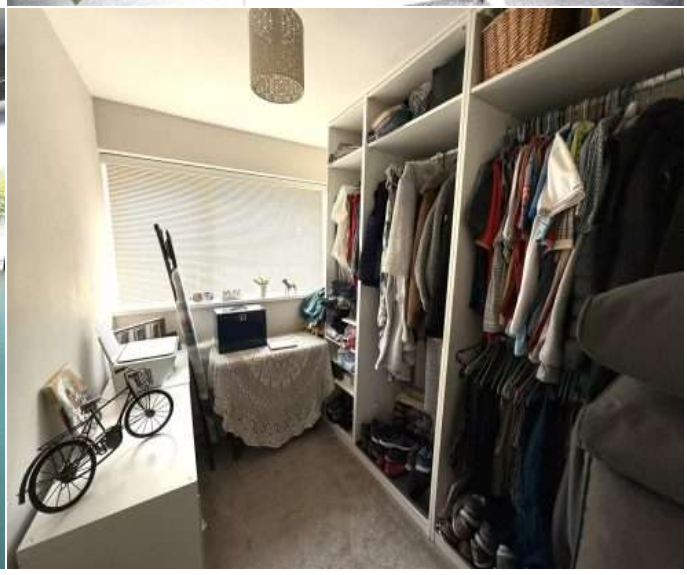










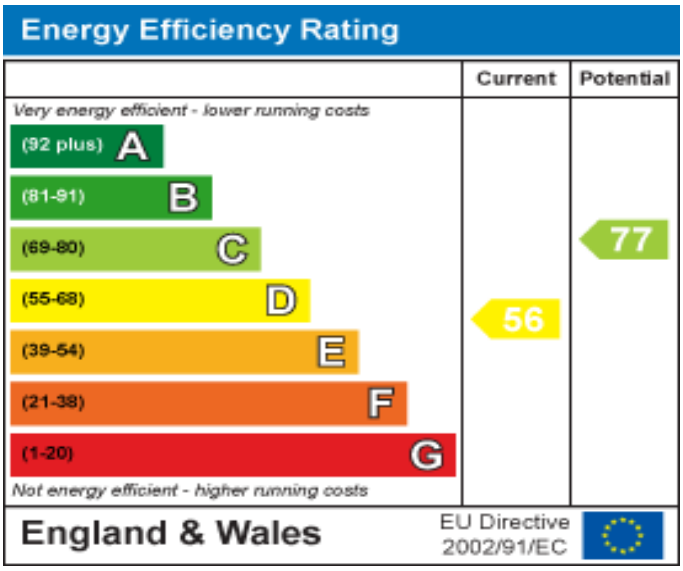

Live
Laugh
Love











Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
56
77
England & Wales
EU Directive 2002/91/EC

Property Location

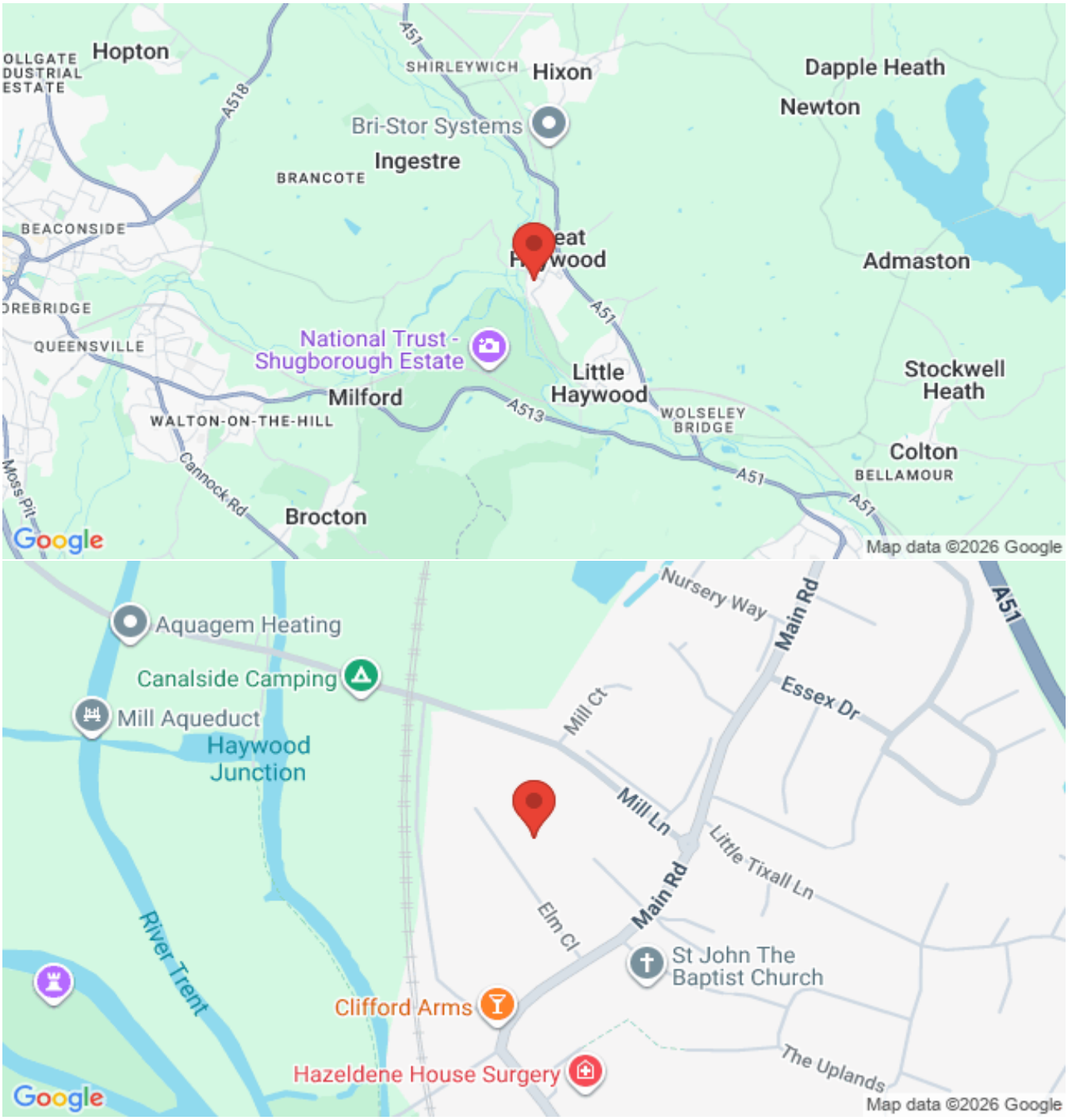


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