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# Hawkesmore Drive, Little Haywood, Stafford

## £325,000



### Features

- NO UPWARD CHAIN
- QUIET CUL DE SAC IN A SOUGHT AFTER VILLAGE
- FOUR BEDROOMS
- CONSERVATORY OVERLOOKING SOUTH FACING GARDEN

### Contact Us

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## Full Description

**Entrance Porch**
Approached from upvc double glazed front entrance door and having inset light with tiled flooring. A further upvc door leading into Hallway.

**Reception Hallway**
Having ceiling light point, radiator and stairs leading to First Floor Landing.

**Guest Cloakroom**
Comprising pedestal hand wash basin and w.c. Ceiling light point, extractor fan and tiled flooring.

**Lounge** 4.62m x 3.33m (15'2" x 10'11")
Having a wooden feature fire surround with inset electric fire on hearth. Ceiling light point, radiator and upvc double glazed bow window to front aspect. Sliding door to Dining Room.

**Dining Room** 3.38m x 2.82m (11'1" x 9'3")
Having ceiling light point, radiator and French upvc double glazed doors to Conservatory. Further door to Kitchen.

**Conservatory** 3.15m x 2.39m (10'4" x 7'10")
Being constructed of upvc double glazed frame with ceiling light fan/light, tiled flooring and French doors to Rear Garden.

**Breakfast Kitchen** 4.47m x 3.51m (14'8" x 11'6")
Being fitted with a range of wall and base mounted units with work surfaces over, incorporating inset sink with mixer tap, drainer and tiled splash back. Electric cooker, fridge, dishwasher and washing machine. Ceiling light point, tiled flooring, radiator, useful larder cupboard and two upvc double glazed windows to rear aspect. Access door to Garage.

**First Floor Landing**
Approached from stairs in Hallway and having ceiling light point and loft access.

**Bedroom One** 4.34m x 3.35m (14'3" x 11'0")
Having built in wardrobes. Ceiling light point, radiator and upvc double glazed window to front aspect.

**Bedroom Two** 2.74m x 2.41m (9'0" x 7'11")
Having ceiling light point, radiator and upvc double glazed window to rear aspect.

**Bedroom Three** 3.20m x 2.69m (10'6" x 8'10")
Having ceiling light point, radiator, over stairs cupboard and upvc double glazed window to front aspect.

**Bedroom Four** 2.77m x 2.51m (9'1" x 8'3")
Having ceiling light point, radiator and upvc double glazed window to rear aspect.

**Shower Room**
Comprising corner walk in shower cubicle. w.c and pedestal hand wash basin. Ceiling light point, radiator, airing cupboard housing combination boiler and two upvc double glazed windows to rear aspect.

**Outside**
The front of the property having a lawned foregarden with borders. A blocked paved driveway leading to Garage with roller shutter door, with light and power and access door to Garden. To the side of the property is a side gate leading to the enclosed SOUTH FACING Rear Garden being mainly laid to lawn with borders, paved patio, shed and outside tap.

**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



















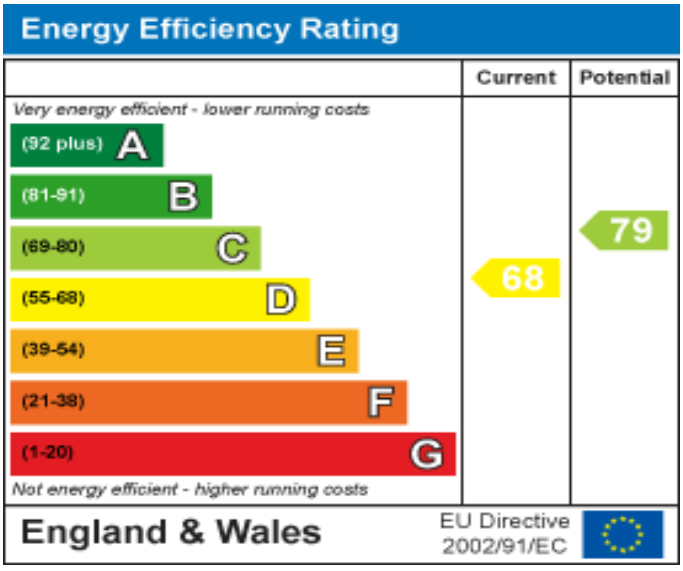












Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
68
79
England & Wales
EU Directive 2002/91/EC

## Property Location

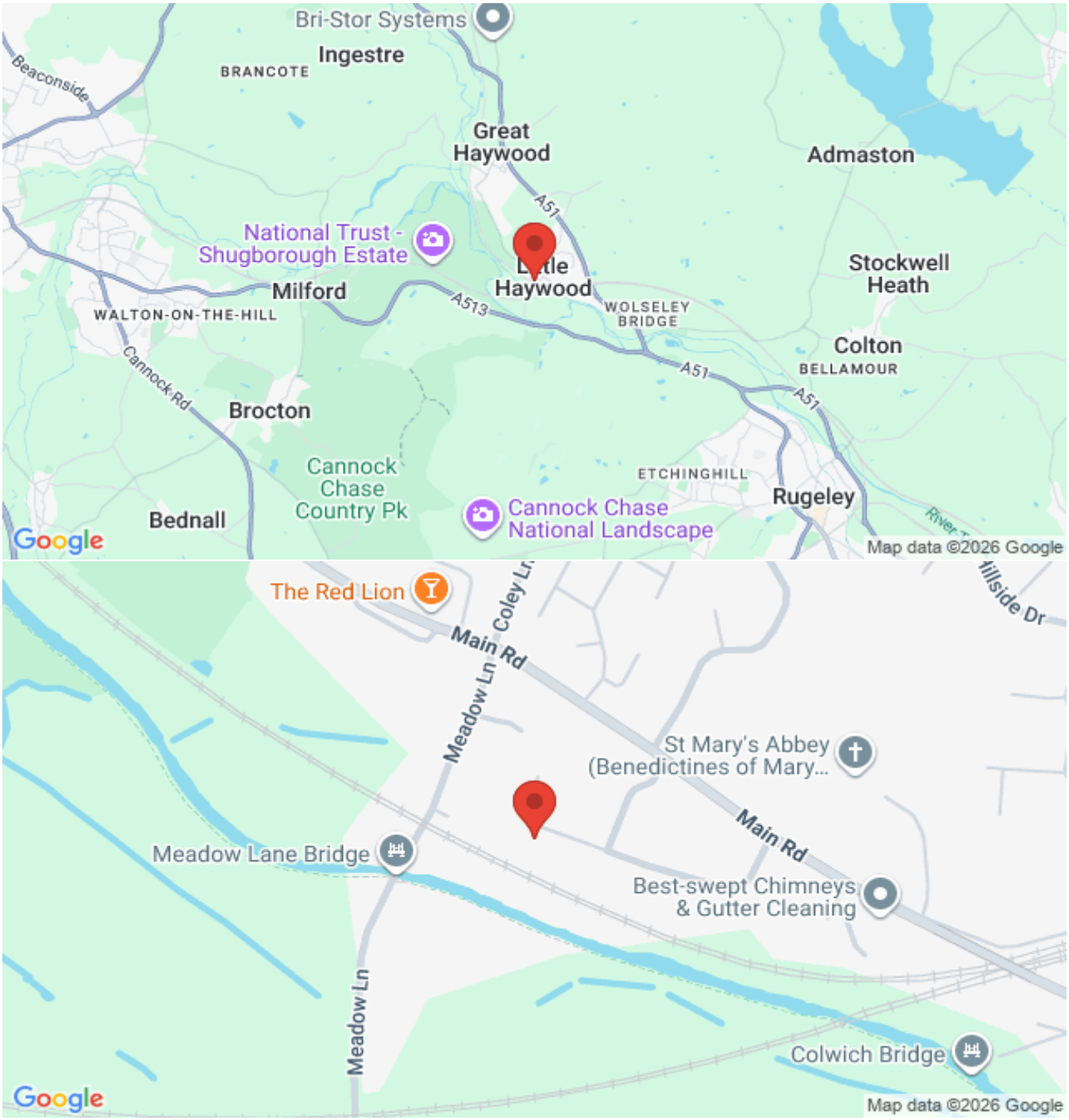


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