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# St. Benedicts Drive, Little Haywood, Stafford

£385,000



## Features

- WELL PRESENTED FOUR BEDROOM DETACHED PROPERTY
- QUIET CUL DE SAC LOCATION
- STONES THROW FROM CANNOCK CHASE
- THREE RECEPTION ROOMS
- GOOD SIZED ENCLOSED GARDEN TO REAR
- PLENTIFUL PARKING WITH GATED CARPORT

## Contact Us

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## Full Description

### Entrance Hallway

Approached from upvc double glazed front entrance door and having ceiling light point, radiator , tiled flooring and doors to Lounge, Kitchen and Guest Cloakroom.

### Guest Cloakroom

Comprising vanity sink unit and closet w.c. Inset ceiling lights, extractor fan and tiling to walls and flooring.

### Lounge 6.45m x 3.30m (21'2" x 10'10")

Having ceiling light point, radiator and two upvc double glazed windows to front aspect.

### Breakfast Kitchen 6.25m x 3.33m (20'6" x 10'11")

Being fitted with a range of gloss cream wall and base mounted units with work surfaces over, incorporating inset stainless steel sink with mixer tap, drainer and tiled splash. Double built in oven, 5 ring gas hob with extractor hood over, integrated dishwasher and space for fridge freezer. Inset ceiling lights, tiled flooring, breakfast bar seating area and upvc double glazed window to rear aspect. Upvc door leading to Rear Garden. Door to Utility.

### Utility Room

Having wall unit for useful storage, work surface with appliance spaces below, ceiling light point, extractor fan and tiled flooring.

### Sitting Room 4.19m x 3.25m (13'9" x 10'8")

Having ceiling light point, radiator, laminate flooring and stairs leading to First Floor Landing. Arch to Dining Room.

### Dining Room 3.25m x 2.97m (10'8" x 9'9")

Having ceiling light point, radiators, laminate flooring and bi fold doors to Rear Garden.

### First Floor Landing

Approached from stairs in Sitting Room and having inset ceiling lights and loft access.

### Bedroom One 3.71m x 3.40m (12'2" x 11'2")

Having a range of wardrobes. Ceiling light point, radiator and upvc double glazed window to front aspect.

### Bedroom Two 3.71m x 3.35m (12'2" x 11'0")

Having ceiling light point, radiator and upvc double glazed window to rear aspect.

### Bedroom Three 3.23m x 2.64m (10'7" x 8'8")

Having ceiling light point, radiator and upvc double glazed window to front aspect.

### Bedroom Four 2.44m x 2.44m (8'92 x 8'0")

Having ceiling light point, radiator and upvc double glazed window to rear aspect.

### Family Bathroom

Comprising panelled bath, walk in shower cubicle, pedestal hand wash basin and w.c. Inset ceiling lights, heated towel rail, part tiling to walls, tiled flooring and upvc double glazed window to side aspect.

### Outside

To the front of the property is a good sized block paved driveway providing plentiful parking and in turn leads to a gated carport allowing access to Entrance Door and Garage store with up and over door. The enclosed rear garden having paved patio with steps to lawn with borders, access door to Garage with power, light and housing combination boiler. 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Property Location



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