



1 Ashtree Close, Little Haywood, ST18 0NL

Set on a quiet cul de sac in the popular village of Little Haywood is this well presented detached home, benefitting from spacious family interiors, four good sized bedrooms and immaculate tended gardens. Having been well maintained throughout its time with the current vendors, this attractive home has been remodelled and extended over the years to create versatile accommodation to suit any growing family. The interiors comprise briefly entrance hall, dining room, lounge, dining kitchen, conservatory and cloakroom to the ground floor, with four bedrooms, a master en suite and refitted bathroom to the first floor. Outside, there is ample parking and access into the garage to the front, with beautifully tended gardens enjoying much privacy laid to the rear. To the back of the garage there is also a versatile workshop ideal for use as a home office. The property is serviced by mains gas central

heating (boiler refitted in 2018) and full double glazing.

The popular character village of Little Haywood lies on the edge of the renowned Cannock Chase, a designated Area of Outstanding Natural Beauty. The village itself offers amenities including general stores and pubs, with further amenities including a primary school situated in Colwich which lies just minutes walk from the property. Cannock Chase can be reached within a short drive and offers outdoor pursuits including walking, pony trekking and cycling and the nearby Trent & Mersey canal offers pleasant walking routes. The village is well placed for access to the commercial centre of Stafford, offering a rail station and comprehensive range of supermarket and shops, and the location provides convenient links to the A51 and M6.



- Well Presented Detached Home
- Extended Family Accommodation
- Two Spacious Reception Rooms
- Dining Kitchen & Conservatory
- Entrance Hall & Cloakroom
- Four Bedrooms
- Master En Suite & Bathroom
- Gated Entrance & Parking
- Garage with Workshop/Store
- Immaculately Tended Gardens
- Double Glazed & Mains Gas Central Heating with 2018 Boiler
- Desirable Village Location
- Well Placed for Commuter Routes & Access to Cannock Chase

Lounge 4.66 x 4.14m (approx. 15'3 x 13'6)
Another spacious reception room having windows to two sides, sliding doors out to the rear garden and an electric fireplace

Dining Kitchen 4.64 x 3.4m (approx. 15'2 x 11'1)
Fitted with wall and base units having complementary worktops over, housing an inset twin sinks, a recess housing a Rangemaster Toledo stove which is included in the sale, and a range of integral appliances including dishwasher, larder fridge, larder freezer and washing machine. There is space for a dining table and chairs, there is a fitted cupboard beneath the staircase and an opening leads into:

Conservatory 4.66 x 2.33m (approx. 15'3 x 7'7)
Having tiled flooring, windows to the rear and doors from two sides out to the gardens

Cloakroom
Fitted with WC and wash basin and having obscured window to two sides

The front door opens into:

Entrance Hall

Having oak flooring, staircase rising to the first floor and doors opening into:

Dining Room 3.47 x 3.34m (approx. 11'4 x 10'11)

With a window to the front aspect





Stairs rise to the **First Floor Landing**, where there is a loft access point, a window to the rear and a fitted storage cupboard. Doors open into:

Master Bedroom 3.45 x 3.4m (approx. 11'3 x 11'1)
A spacious reception room having window to the front, loft access point and private use of:

En Suite 3.4 x 1.34m (approx. 11'2 x 4'4)
Fitted with a modern suite having wash basin set to vanity unit, WC and double shower, with tiled walls and obscured window to two sides

Bedroom Two 4.17 x 2.73m (approx. 13'8 x 8'11)
Another good sized double room having windows



to the front aspect enjoying a pleasant outlook and a double fitted wardrobe

Bedroom Three 3.23 x 1.91m (approx. 10'7 x 6'3)
Having a window to the rear aspect

Bedroom Four 2.84 x 2.46m (approx. 9'3 x 8'0)

With a window to the side

Bathroom 2.44 x 1.86m (approx. 8'0 x 6'1)
Refitted around 6 years ago and comprising pedestal wash basin, WC and bathtub with shower unit over, having tiled walls, tiled flooring, a chrome heated towel rail and an obscured window to the side





Outside

The property is set on a peaceful cul de sac in Little Haywood. A gated entrance opens to the generous driveway where there is parking for a number of vehicles and access into the **Garage**. To the side of the driveway there are well tended gardens and mature trees providing privacy to the front of the property

Garage 7.11 x 3.11m (approx. 23'3 x 10'2)

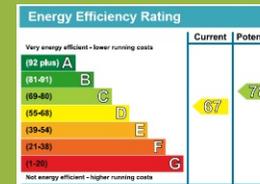
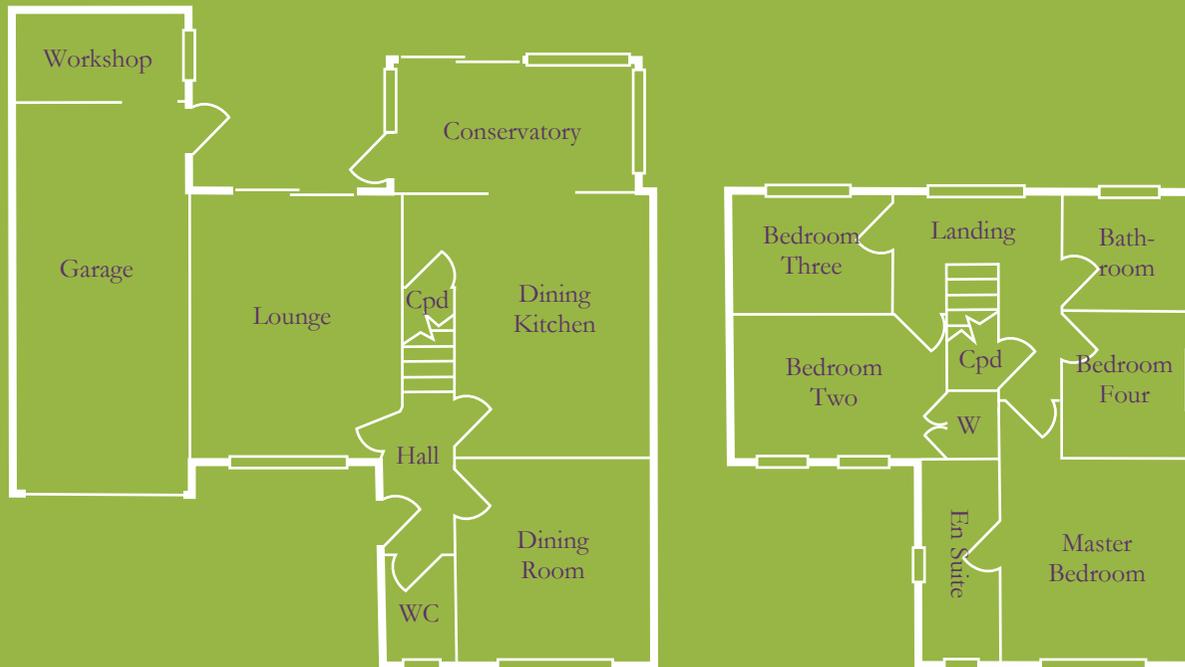
With power, lighting, electric up and over entrance door and a courtesy door to the rear. There are spaces for including a tumble dryer and a doorway opens into:

Workshop 3.11 x 1.02m (approx. 10'2 x 6'1)

With a window to the side. This space would also be ideal for use as a home office

Garden

An immaculately tended garden lies to the rear having a paved terrace leading down to shaped lawns edged with neatly stocked borders. The timber garden shed is included in the sale and gated access to the side leads to a passageway leading back to the front where there is a water point



General note: Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any appliances, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.