



5 Abbeyfields

Great Haywood, Stafford, ST18 0SD



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Abbeyfields is situated in the desirable village of Great Haywood, occupying a large corner plot with the added and rare benefit of a heated pool.

Guide Price:

£300,000



Ashbourne Office - 01335 342201



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Description:

The semi-detached property presents an opportunity to be enhanced to suit your requirements, while already having a well appointed kitchen, two reception rooms, conservatory, three bedrooms, bathroom and shower room. The property benefits from gas central heating and has UPVC double glazing. To the front there is a large block paved driveway and to the side and rear there is a large garden, with a large swimming pool together with lawned area and small patio.

The property is located in the popular village of Great Haywood which offers a range of local amenities including village shop, pub, farm shop and café, primary schools, church and is within walking distance of the Shugborough Estate and the Essex bridge over the River Trent.



Ground Floor

Entrance Hall:

With tiled floor and stairs leading to the first floor.

Lounge:

3.86 x 3.48m (12' 7" x 11' 5")

With UPVC Bay patio doors to garden, fireplace, window to side and radiator.

Dining Room :

4.32 x 2.90m (14' 2" x 9' 6")

With patio door to garden, tiled floor, under stairs cupboard and two radiators.

Kitchen:

5.44m x 2.11m (17'10" x 6'11")

Having stainless sink set into granite style work surfaces with a range of base and wall cupboards. Range style hob and built in dishwasher. Two sky lights, window to conservatory tiled floor with under floor heating.

Conservatory:

3.40 x 2.46 (11'1" x 8'0")

With tiled floor and radiator.

Shower Room:

With laminate flooring having under floor heating, shower cubicle and wash hand basin.

W.C.

Having laminate flooring, W.C., wash hand basin, window to rear and radiator.





First Floor

Bedroom One:

3.48 x 3.33 (11'5" x 10'11")

With fitted furniture over bed, two bedside cabinets, two wardrobes and dressing table. Window to rear and radiator.

Bedroom Two:

3.45 x 2.84 (11'4" x 9'4")

With built in wardrobe, window to rear and radiator.

Bedroom Three:

2.49 x 2.36 (8'2" x 7'9")

With built in wardrobe, window to side and radiator.

Bathroom:

With white three piece suite comprising bath with shower over, wash hand basin, W.C., tiled walls and floor.

Attic Rooms:

Having two rooms and housing the air conditioning unit.



Externally

The property benefits from its large corner plot with lawn, patio and shrub borders, in addition to its heated swimming pool with lights and cover.

General Information

Services:

All mains services are connected.

Prospective purchasers must satisfy themselves as to the availability and suitability of any other services.

Tenure and Possession:

The property is sold Freehold with vacant possession.

Rights of Way, Wayleaves and Easements:

We are not aware of any public rights of way that cross the property. The property is offered subject to and with the benefits of, any rights of way both public and private, all wayleaves, easements and other rights whether or not specifically referred to.

Local Authority:

Stafford Borough Council, Riverside, Civic Centre, Stafford, ST16 3AQ

Method of Sale:

Private Treaty

Viewing:

Strictly by Appointment only. Please contact our Ashbourne office on 01335 342201 to book a viewing.

EPC Rating— C

Council Tax Band— B

Directions:

From the A51 proceed into the village of Great Haywood and take the fourth right at the mini-roundabout onto Mill Lane. Turn immediately right onto Abbeyfields where the property is first on the right as identified by our 'For Sale' board.

Money Laundering Regulations:

Due to recent changes in legislation, all buyers must provide relevant documentation in order to provide proof of their identity and place of residence. The documentation collected is for this purpose only and will not be disclosed to any other party. This documentation must be provided at the time the offer is submitted.

Agents Notes:

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale.





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