



AUSTIN & ROE  
INDEPENDENT ESTATE AGENTS

3 BEDROOM DETACHED BUNGALOW FOR SALE - £385,000

PINEWOOD DRIVE, LITTLE HAYWOOD, STAFFORDSHIRE, ST18 0NX



## KEY FEATURES

• THREE BEDROOM DETACHED BUNGALOW • TARMACADAM DRIVEWAY AND CARPORT • SPACIOUS LOUNGE • FORMAL DINING ROOM WITH CONSERVATORY • MASTER BEDROOM WITH EN-SUITE SHOWER ROOM • STYLISH FAMILY BATHROOM • GAS CENTRAL HEATING & DOUBLE GLAZING • CONVERTED GARAGE

STONE

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## DESCRIPTION

Austin & Roe have pleasure in offering For Sale this Three Bedroom Detached Bungalow with conservatory and carport on a corner plot in the sought after village of Little Haywood.

The property comprises an Entrance Hall, Living Room, Dining Room, Conservatory, Kitchen, Master Bedroom with En-Suite, Two further Bedrooms, Family Bathroom, Workshop and Storage Room.

At the front of the property is a garden laid to lawn with a mixed shrubbery hedge, a 'Tarmacadam' driveway extending under the carport and a paved path to the front entrance. The lawn extends down the side of the property with a dwarf boundary wall with stanchions and wooden fencing. At the rear of the property is a raised artificial grassed area, a paved area, a lawn, gazebo and wooden gates allowing access to a rear 'Tarmacadam' parking space.

The Council Tax Band is C

Mains Gas

Mains Electric

Mains Sewerage

Broadband FTC

Mobile coverage

You can view the virtual tour for this lovely property on our website, rightmove or by typing the following link into your subject bar:-

<https://my.360picture.uk/tour/10-pinewood-drive>

## LOCATION

Little Haywood is a village between Stafford and Rugeley just off the A51, from the centre of the village turn into Coley Lane and take the first right onto Manor Farm Road, first right again onto Pinewood Drive, you will find your destination on the right.

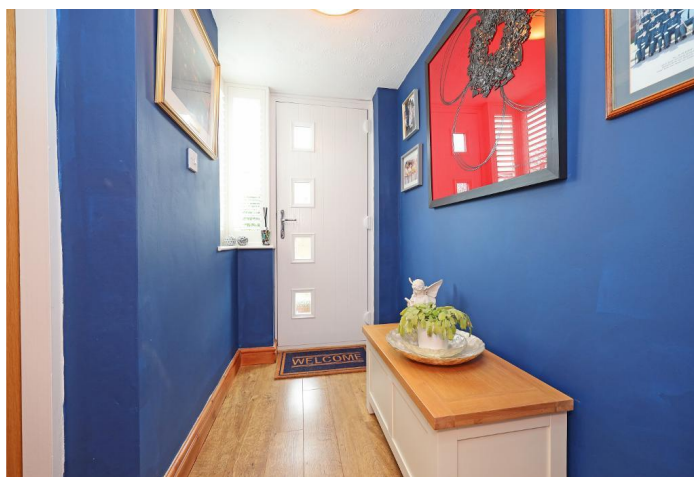
## GROUND FLOOR

**Entrance Hall - 7' 5" x 4' 3" (2.28m x 1.31m)** The property is entered via a grey modern composite glazed door into a welcoming Entrance Hall with vibrant blue decor, a white ceiling having a flush light fitting, dual aspect double glazed windows with white louvered shutters, wooden flooring and doors opening into the lounge and second bedroom currently used as reception room.

**Living Room - 16' 2" x 11' 11" (4.95m x 3.65m)** The spacious Living Room has pale grey walls with a vibrant blue contrast, a white ceiling with recessed spotlights and coved cornices, a double glazed bow window fitted with white louvered shutters, a wall mounted vertical gas central heating radiator, a white fireplace inset with a wood-burning stove standing on grey porcelain tiles, TV connection point and wooden flooring. There are double doors opening into the dining room area.

**Dining Room - 12' 8" x 10' 7" (3.88m x 3.24m)** The formal Dining Room has pale grey decor with contrast walls, a white ceiling with a modern ripple drop pendant light fitting and coved cornices and a discrete loft hatch giving access to the roof space, a modern white vertical gas central heating radiator, bi-folding doors opening into the conservatory and wooden flooring.

**Conservatory - 13' 6" x 10' 2" (4.12m x 3.11m)** The Conservatory has blue decor with double glazed uPVC glass panels and dwarf walls, a double glazed double exterior door to the side aspect and bi-folding doors to the rear aspect, a polycarbonate vaulted roof with central fan



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and three lamp light fittings, a modern vertical central heating radiator and wooden flooring.

**Kitchen - 11' 9" x 8' 11" (3.59m x 2.74m)** The fully-fitted Kitchen has white decor, a white ceiling with recessed spotlights, two double glazed windows each side of a glazed external door opening onto the carport area, a wall mounted central heating radiator and terracotta tiled floors. There is a selection of full height, wall and base units with grey granite effect counter top inset with tiled upstands, a white one and a half bowl sink with sliding chopping board/drainers and chrome dual lever swan-neck mixer tap, a gas hob with oven below, black glass splash back and extractor cooker hood above, integrated dish-washer, and fridge freezer. There is a matching wall mounted kitchen table with storage unit below and room for two chairs and a built-in cupboard with matching cabinet doors.

**Master Bedroom - 18' 1" x 11' 8" (5.52m x 3.58m)** The Master Bedroom has pale grey decor, a white ceiling with central light fitting, a double glazed window fitted with white louvred shutters, a white vertical central heating radiator and neutral fitted carpet. There is a dressing room area with fitted wardrobes and double glazed double doors fitted with white louvred window shutters opening onto the rear aspect. Also, there is a door into the en-suite shower room.

**En-Suite - 7' 7" x 4' 5" (2.34m x 1.36m)** The stylish En-Suite Shower Room benefits from grey full height water-proof boarding, a white ceiling with recessed spotlights and an opening roof window, a wall mounted vertical central heating radiator and porcelain floor tiles. The white sanitary ware comprises a mains fed shower with glass shower screen doors, a grey vanity unit inset with a wash hand basin having a chrome single lever mixer tap and a low-level, close coupled WC with push button flush.

**Bedroom 2 - 11' 8" x 10' 5" (3.58m x 3.18m)** The Second Bedroom is currently used as a reception room and has pale grey walls, a white ceiling fitted with a four-lamp rack of spotlights, dual aspect double glazed windows fitted with white louvred shutters, a TV connection point and neutral fitted carpet.

**Bedroom 3 - 13' 1" x 7' 11" (3.99m x 2.43m)** The Third Bedroom has pale grey decor, a white ceiling with central light fitting and coved cornices, a uPVC double glazed double doors fitted with white louvred shutters to the rear aspect, a wall mounted vertical central heating radiator, fitted wardrobes and pale grey fitted carpet.

**Family Bathroom - 9' 10" x 5' 11" (3m x 1.81m)** The Family Bathroom has neutral decor with a deep red and white ceramic tiles in the bathing and showering areas, a white ceiling with recessed spotlights, a double glazed window fitted with white louvred shutters to the side aspect, a chrome heated towel/rail radiator and porcelain floor tiles. The white bathroom suite comprises a shower-bath with glass shower screen and 'raindrop' shower head, a pedestal wash hand basin with chrome single lever mixer tap, a low-level close couple WC with push button flush.

## EXTERIOR

**Work-shop - 8' 6" x 7' 10" (2.61m x 2.4m)** The converted garage has been made into a useful workshop and storage area with a uPVC door to the side aspect for easy access. The workshop has a door into the Utility space.

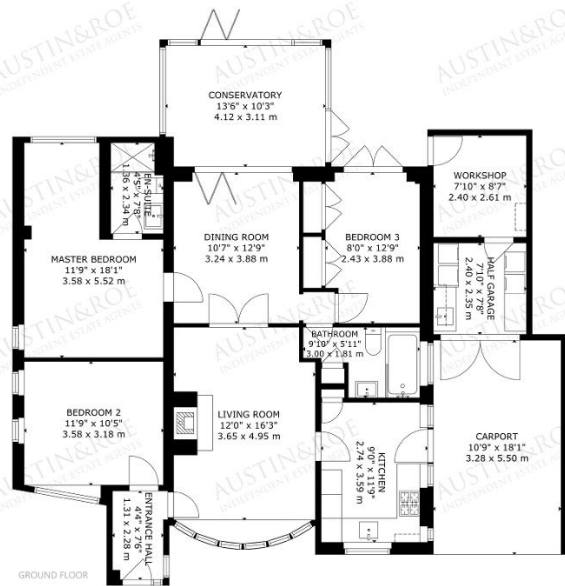
**Storage Room/Utility Space - 7' 10" x 7' 7" (2.4m x 2.34m)** The Utility space benefits from full height tiled walls and vinyl flooring. It has been fitted with wall and base units with counter top to each side, inset with a sink, space and plumbing for a washing machine dryer and under counter fridge and freezer. The Meter Cupboard is also housed here..

**Carport - 18' 0" x 10' 9" (5.5m x 3.28m)** The Carport provides storm cover down the side of the property to the converted garage and stands on multi-coloured paving slabs.

**Outside Areas -** The property stands on a huge corner plot with a boundary of hedging, concrete gravel boards, posts and well maintained wooden fencing, double gates provide a rear parking space. At the front of the property is a garden laid to lawn which extends down one side with an adjacent "Tarmacadam" Driveway up to the paved car-port. There is a paved path across the front of the property to the front entrance. To the rear of the property is an area with artificial grass with a step down to a good sized paved patio for alfresco dining and outdoor entertainment, steps down to a lawned area from the conservatory and a paved path and border.







GROSS INTERNAL AREA  
TOTAL: 112 m<sup>2</sup>/1203 sq.ft  
GROUND FLOOR: 112 m<sup>2</sup>/1203 sq.ft  
EXCLUDED AREAS: GARAGE: 6 m<sup>2</sup>/65 sq.ft, CARPORT: 18 m<sup>2</sup>/195 sq.ft, BALCONY: 6 m<sup>2</sup>/67 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



ADDITIONAL PHOTOS



ENERGY EFFICIENCY

