



Charlotte Close | Stafford | ST18 0QJ

Offers Over £400,000

 Webbs  
estate agents

## Summary

\*\* DETACHED FAMILY HOME \*\* POPULAR VILLAGE LOCATION \*\* FOUR BEDROOMS \*\* THREE RECEPTION ROOMS \*\* KITCHEN \*\* DOWNSTAIRS CLOAKROOM \*\* LARGE GARAGE \*\* GOOD SIZE REAR GARDEN \*\* DRIVEWAY \*\* VIEWING ESSENTIAL \*\*

WEBBS ESTATE AGENTS are pleased to market this spacious, four bedroom detached family home, located in a popular area of Little Haywood on Charlotte Close. Viewing of the property is essential to fully appreciate the deceptive size and space of the accommodation on offer. Located close to amenities, useful transport links, schools and a short distance to the Shugborough Estate. The internal accommodation briefly comprises, inviting entrance hallway, living room, dining room, conservatory, kitchen, downstairs cloakroom, large garage, four bedrooms and a family bathroom. The property also benefits from a good size rear garden and a driveway for up to four vehicles.

## Key Features

- DETACHED FAMILY HOME
- POPULAR VILLAGE LOCATION
- FOUR BEDROOMS
- THREE RECEPTION ROOMS
- KITCHEN
- DOWNSTAIRS CLOAKROOM
- LARGE GARAGE
- GOOD SIZE REAR GARDEN
- DRIVEWAY FOR FOUR VEHICLES
- VIEWING ESSENTIAL

## Rooms and Dimensions

### Hallway

### Living Room

12'2 x 16'5 (3.71m x 5.00m)

### Dining Room

12'0 x 9'11 (3.66m x 3.02m)

### Conservatory

8'3 x 9'0 (2.51m x 2.74m)

### Kitchen

9'11 x 16'6 (3.02m x 5.03m)

### Garage

8'9 x 39'8 (2.67m x 12.09m)

### Bedroom 1

12'6 x 13'6 (3.81m x 4.11m)

### Bedroom 2

8'5 x 10'8 (2.57m x 3.25m)

### Bedroom 3

7'0 x 12'4 (2.13m x 3.76m)

### Bedroom 4

7'8 x 7'6 (2.34m x 2.29m)

### Bathroom

5'11 x 10'9 (1.80m x 3.28m)

### Rear Garden

### Identification Checks (R)







Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
78	78	78	78
<small>Key average energy cost - lower energy costs</small> <small>Key annual energy cost - lower energy costs</small>		<small>Key annual CO<sub>2</sub> emissions - lower CO<sub>2</sub> emissions</small> <small>Key annual CO<sub>2</sub> emissions - lower CO<sub>2</sub> emissions</small>	
<small>EU Directive 2002/91/EC</small>		<small>EU Directive 2002/91/EC</small>	
<small>England &amp; Wales</small>		<small>England &amp; Wales</small>	

