

**FOR SALE BY PRIVATE TREATY**

**16 DE HAVILLAND DRIVE, YARNFIELD ST15 0SX**



- **Attractive 4 Bedroomed Detached House**
- **Popular Low Density Development in Village Setting**
- **Spacious Ground Floor Rooms with Scope for Extension**
- **Attached Double Garage**
- **Established and Well Stocked Private Rear Garden**

**GUIDE PRICE £400,000**

## AGENT'S GENERAL NOTE

Rarely do houses on this beautiful low density estate come up for sale, so an early appointment to view is strongly recommended. Built in 1995 by Ashdale Developments Limited, the estate layout pre-dates the modern concept of high density living by providing a design that offers space, privacy and comfort within a modern and stylish environment.

The house presently provides 2 good Reception Rooms with a nicely appointed Kitchen and Utility Room, although there is scope for an extension into one of the Garages (subject to any necessary planning permission) and alterations to provide a more open plan ground floor.

The Bedrooms are all of a good size and there is an En-Suite and a Family Bathroom.



## THE ACCOMMODATION

Which has a full system of central heating and double glazing provides:-

**Through Lounge:-** 21' 2" x 11' 10" (6.50m. x 3.62m.). A spacious room with a deep bow window to the front elevation and patio sliding doors to the rear. The brick feature fireplace has a tiled and open hearth and the ceiling a coved cornice.







**Dining Room:-**  
11' 2" x 9' 2"  
(3.44m. x 2.84m.)



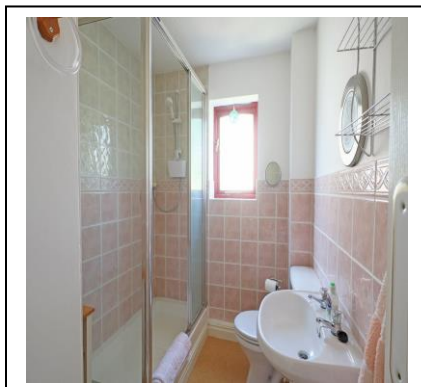
**Kitchen:-** 9' 3" x 11' 3" (2.90m. x 3.46m.), fully fitted with a range of units including base and wall cupboards, which incorporate a stainless steel one and a half bowl sink unit, a gas 4 ring hob with overhead extraction fan and a Neff electric double oven. There are tiled splashes.



**Utility Room:-** 8' 6" x 5' 1" (2.64m. x 1.55m.), appointed with a stainless steel single drainer sink unit with mixer tap and plumbed for an automatic washing machine. There is a fixture providing 3 storage shelves and the incoming cold water feed is fitted with an Eco Water Softener. The wall mounted Baxi Solo Gas Boiler provides domestic hot water and central heating.



**First Floor Landing with Airing Cupboard** leading off containing a lagged copper cylinder with electric immersion heater. The Loft Hatch is fitted with a Slingsby Style ladder.



**Master Bedroom:-**  
13' 8" x 14' 11"  
(4.17m. x 4.56m.) (both maximum). An attractive room having built-in pair of wardrobes with mirrored doors.

The **En-Suite Shower Room** is appointed with a shower cubicle with Mira fitting, close coupled WC and pedestal wash hand basin. The dado is tiled and there is an extraction fan.



**Bedroom 2:-** 11' 4" x 12' (3.47m. x 3.68m.). Double doors lead to a **Storage Cupboard** over the staircase.



**Bedroom 3:-** 8' 10" x 9' 6" (2.73m. x 2.93m.) with fixture double wardrobe.



**Bedroom 4:-** 11' 9" x 7' (3.63m. x 2.16m.) (both maximum) with fixture shelving.



**Family Bathroom:-** 7' 10" x 5' 6" (2.40m. x 1.69m.). Nicely fitted with a panel bath which has a mixer tap, shower and curtain over, pedestal wash hand basin and close coupled WC. Tiled dado.



## **OUTSIDE**

Attached **Double Garage**:- 16' 3" x 17' 1" (5.25m. x 5.27m.) plus recess. Brick built with 2 up and over doors and fitted with electric light and power. There is a useful recessed **Storage Area** at the rear and a **Personnel Door** leads directly into the back garden. Adjoining **Storage Shed**.



The **Gardens** are a feature of the property and offer massive potential. Accessed by one of two gates, either side of the house, the rear garden provides a well fenced private area that has been landscaped with a large patio and lawn leading to a raised border and seating area at the far end. The garden is planted up with a variety of shrubs and trees which include a Holm Oak, Crab Apple and Apple trees, together with a mature Yucca.

The front garden is open plan and has an established Rowan and a small Oak Tree.



## **SERVICES**

We understand the property is supplied with mains gas, electricity, water and drainage.

## **TENURE AND POSSESSION**

We understand the property is to be sold freehold with vacant possession.

## **LOCAL AUTHORITY**

Stafford Borough Council.

## **COUNCIL TAX**

The property has a Council Tax Band of F.



## EPC

### Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be C.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69   c	80   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

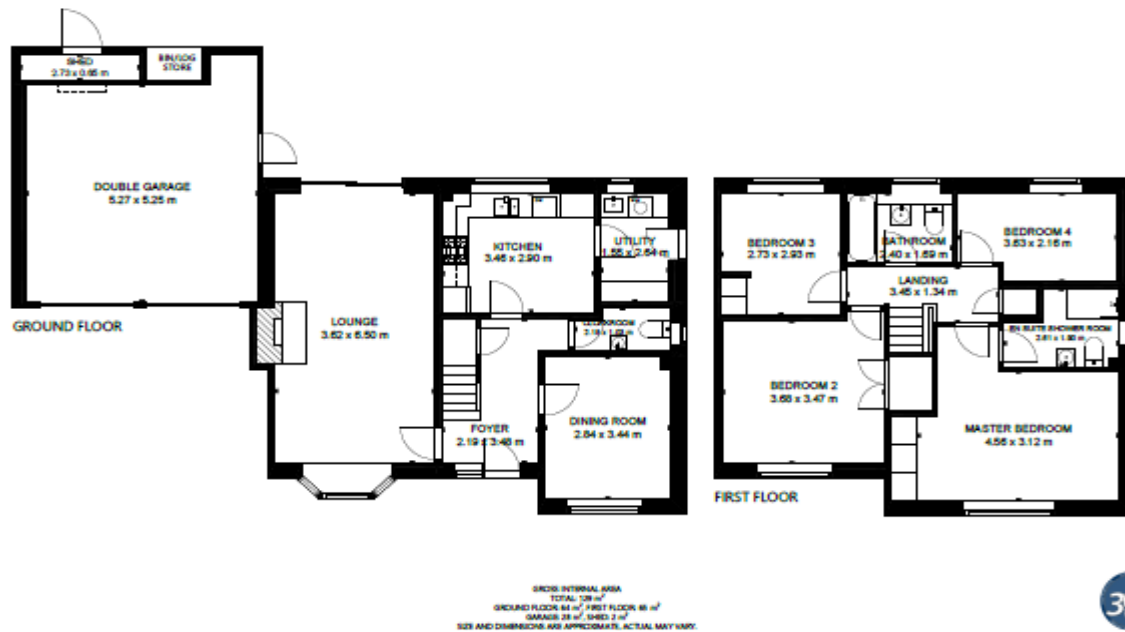
Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

## FLOOR PLAN



## VIEWING

The property is to be viewed strictly by appointment through the Agents' Stone Offices. Please telephone 01785 850866.

## PROPERTY MISREPRESENTATION ACT, 1993: PLANS, SCHEDULES & DETAILS

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