



Connells

Sycamore Drive
Hixon Stafford



Property Description

CONNELLS ESTATE AGENTS are delighted to present this stunning three bedroom detached home in the popular village of Hixon, Stafford. Situated on a quiet cul-de-sac, the property is ideally situated close to local shops, schools and amenities. The Village of Hixon is a short drive from the market town of Stafford and offers ample commuting opportunities via the M6 motorway network and rail links with direct lines from Stafford to Birmingham, Manchester and London Euston.

The property is decorated to a high standard throughout and briefly comprises of an Entrance Hallway, Lounge, Dining Room, fitted Kitchen and W.C all located on the ground floor, with the first floor offering a Landing, Three Bedrooms and Family Bathroom.

Externally to the front there is a spacious private blockpaved driveway with garage access via electric roller door and gated access to rear garden. The rear garden is not to be missed, it has been fully renovated with porcelain patio entertainment area and cedar garden room with bi-fold doors, full power/lighting and internet connection.

Internally

Entrance Hallway

Having front door access, radiator and wood flooring.

Downstairs W.C

Having W.C, wash hand basin, radiator, part tiled walls and oak flooring.

Lounge

13' 2" x 11' 4" (4.01m x 3.45m)

Having sliding patio doors to rear with integral blinds, gas fireplace with wooden surround and mantel, wall lights and wood flooring.

Dining Room

10' 3" x 8' 4" (3.12m x 2.54m)

Having double glazed window to front, radiator and carpet flooring.

Kitchen

9' 6" x 9' 1" (2.90m x 2.77m)

Having double glazed window and door to rear, this fitted kitchen offers a range of wall and base units incorporating laminate work surfaces over, sink and drainer with one and half bowl, electric oven with four ring gas hob, cooker hood and radiator.

Landing

Having carpeted stairs leading from entrance hallway, double glazed window to side, loft access and carpet flooring.

Bedroom One

11' 9" x 11' (3.58m x 3.35m)

Having double glazed windows to front, fitted double and single wardrobes, radiator and carpet flooring.

En-Suite

Having double glazed window to front, W.C, wash hand basin, shower cubicle with electric shower overhead, shaver point, part tiled walls and radiator.

Bedroom Two

11' x 9' 8" (3.35m x 2.95m)

Having double glazed window to rear, built in double and single wardrobe, fitted desk and drawers, radiator and carpet flooring.

Bedroom Three

9' 8" x 9' 6" (2.95m x 2.90m)

Having double glazed window to rear, double fitted wardrobe with sliding doors, radiator and carpet flooring.

Bathroom

Having double glazed window to front, W.C, wash hand basin, bath with connected shower hose, radiator and laminate wood flooring.

Externally

Externally to the front there is a spacious private driveway with garage access via electric roller door and gated access to rear garden. The rear garden is not to be missed, it has been fully renovated with paved patio entertainment area and cedar garden room with bi-fold doors, full power/lighting and internet connection.

Garage

16' 7" x 8' 4" (5.05m x 2.54m)

Having driveway access via electric roller door and full power/lighting.

Garden Room

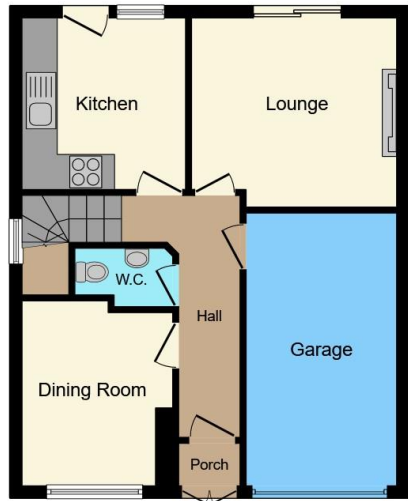
9' 3" x 19' 1" (2.82m x 5.82m)

Cedar garden room with double glazed bi-fold doors, two double glazed windows to side, laminate wood flooring, internet connection and full power/lighting.





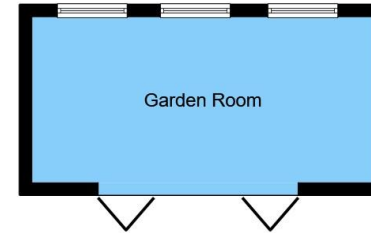




Ground Floor



First Floor



Outbuilding

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Unit 3C, Salter Street
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EPC Rating: Awaited

Tenure: Freehold

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