



**Connells**

Highfield Road  
Hixon Stafford



## Property Description

CONNELLS ESTATE AGENTS are delighted to present this stunning two bedroom bungalow in the popular village of Hixon, Stafford. 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 bungalow is immaculately presented with a range of modern fixtures and fittings, briefly comprising of an entrance hallway, lounge, family room, conservatory, fitted kitchen, utility room, two bedrooms and family bathroom.

Externally to the front there is a lawned area with private driveway offering ample parking space for multiple cars. The spacious rear garden needs to be seen to be appreciated, with well-maintained lawn, paved patio seating area and pathway with decorative pergola and shed ideal for storage.

## Internally

### Entrance Hallway

Having front door access, airing cupboard and doors into;

### Lounge

16' 7" x 11' 4" ( 5.05m x 3.45m )  
Having electric fireplace with wooden surround and mantel, radiator and carpet flooring.

### Conservatory/ Dining Room

10' 4" x 9' ( 3.15m x 2.74m )  
Having double glazed wrap around windows, double glazed door into rear garden, electric radiator and laminate wood flooring.

### Kitchen

18' 8" x 8' 1" ( 5.69m x 2.46m )  
Having double glazed window 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, Belling stove, overhead cooker hood, statement tiled splashback, integrated appliances, under counter lighting with motion sensor and warm air vent with motion sensor.

### Utility Room

10' 3" x 6' 8" ( 3.12m x 2.03m )  
Having a range of wall and base units incorporating laminate work surfaces over and plumbing for appliances.

## Family Room

16' 4" x 7' 3" ( 4.98m x 2.21m )

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

## Bedroom One

13' 6" x 9' 7" ( 4.11m x 2.92m )

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

## Bedroom Two

10' 3" x 9' 9" ( 3.12m x 2.97m )

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

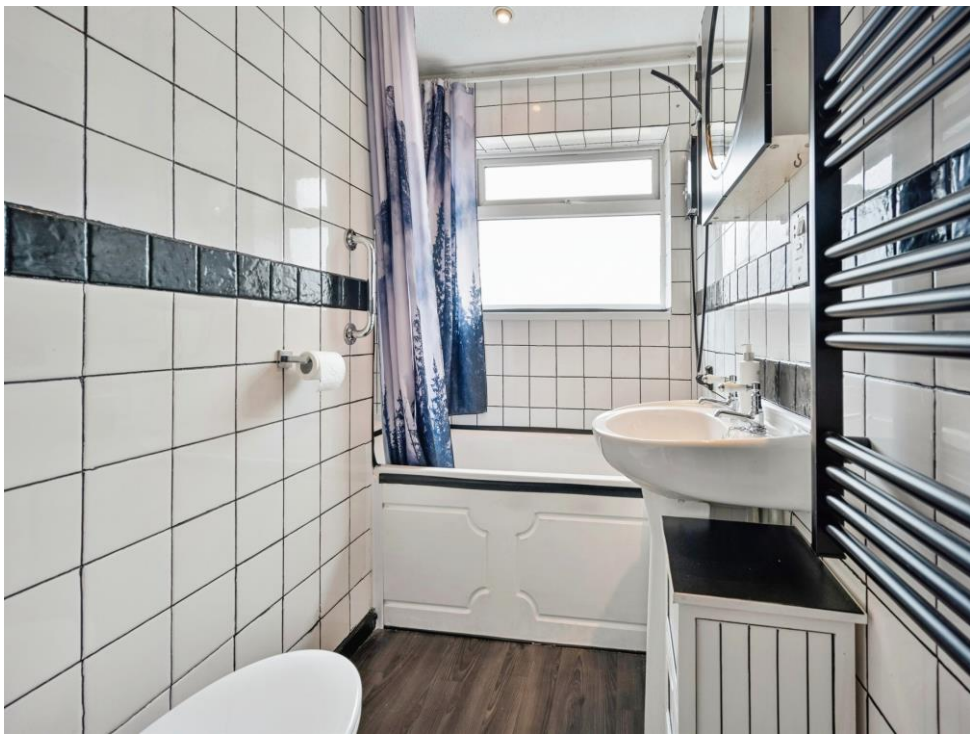
## Bathroom

Having double glazed window to side, W.C, wash hand basin with vanity, bath with electric shower overhead, towel radiator and tiled walls.

## Externally

Externally to the front there is a lawned area with private driveway offering ample parking space for multiple cars. The spacious rear garden needs to be seen to be appreciated, with well-maintained lawn, paved patio seating area and pathway with decorative pergola and shed ideal for storage.









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](http://www.focalagent.com)

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**EPC Rating: Awaited**

Tenure: Freehold

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