

# Sycamore Drive

Hixon, Stafford, ST18 0FB

John German





# Sycamore Drive

Hixon, Stafford, ST18 0FB

£425,000

An impeccably presented detached house which occupies an equally impressive corner plot with beautiful gardens. There is a spacious multi functional area currently used as a store however could easily be converted back to a double garage.

Hixon is an exceptionally popular village having a school, two mini markets and a welcoming country dining pub. The village is well situated for easy access of the A51 and A518.

Step inside the reception hall with a feature modern radiator, stairs rising to the first floor landing and professionally fitted understairs cupboards. A cloakroom leads off having splendid tiling, WC, wash basin and a feature radiator. The delightful lounge has a front facing bay window and an attractive fireplace with marble hearth and inset housing a gas fire. Double doors open to a separate dining room that in turn leads to a lovely conservatory which has a tiled floor and double French style doors to the garden. The superb fitted kitchen has an extensive range of units with contrasting wood effect work surfaces incorporating a sink and drainer. Integrated appliances comprise a gas hob with concealed extractor canopy above, split level oven, dishwasher and fridge. There are stylish tiled splash backs, a breakfast bar, downlighting, recessed shelving in addition to a dresser style shelving unit. The garden room has an extensive range of matching units in addition to a seat with show storage beneath. Double French style doors open to the garden.

The double garage has been converted to create a multi functional space which has excellent storage facilities with numerous cupboards. French style double doors and adjacent windows open to the front driveway. In addition a garage store has a studded wall beyond, this could easily be re-instated to a double garage.

The spacious first floor landing has a linen cupboard. The principal bedroom benefits from an excellent range of built in wardrobes and its own en suite having a double width shower, pedestal wash basin, WC and a fitted bathroom cabinet. Bedrooms two and three have an extensive range of furniture and the fourth bedroom is currently used as a dressing room. The family bathroom comprises a bath with traditional chrome mixer tap and shower, a wash basin and WC set into an integrated unit with cupboards, a vertical towel radiator and contrasting wall tiling.

Outside - The property stands back beyond a brick block paved drive. Beautiful gardens extends to the front and side that enjoy a wealth of manicured small trees, a raised brick bed and several ornamental chip borders plus a block paved terrace. Gated access leads to the wonderful rear garden having an Indian stone terrace that extends to the other side of the property, beyond which lies an immaculate lawn with circular terrace and metal gazebo, further raised terrace with contemporary style fencing and vertical cut sleepers to slightly raised borders.

**Notes:** As previously mentioned the double garage has been converted to create a multi functional storage space with several units, this could easily be converted back to a double garage.

The summerhouse and shed are not included in the sale.

The property is situated off a private drive and neighbouring properties have a right to pass over the first part of the drive.

The land registry document contains covenants, rights and charges, a copy is available upon request.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Traditional      **Parking:** Drive      **Electricity supply:** Mains

**Water supply:** Mains      **Sewerage:** Mains      **Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:**

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

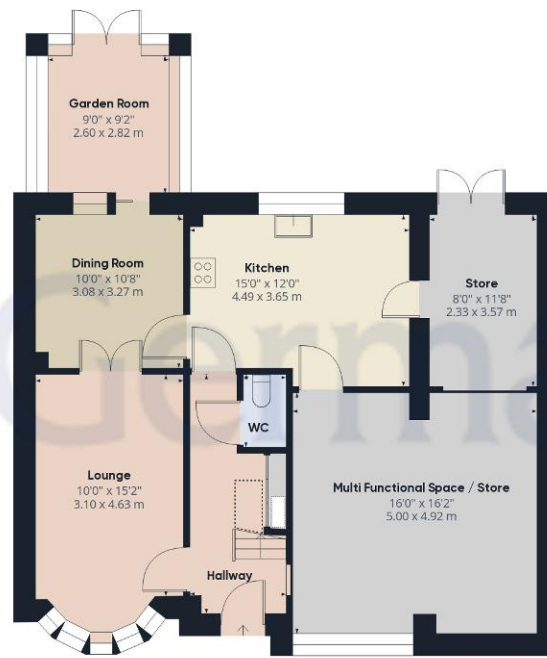
**Local Authority/Tax Band:** Stafford Borough Council / Tax Band D

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/29072024







Ground Floor

**Approximate total area<sup>(1)</sup>**

1628.04 ft<sup>2</sup>

151.25 m<sup>2</sup>

**Reduced headroom**

7 ft<sup>2</sup>

0.65 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

#### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

#### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

5 Pool Lane, Brocton, Stafford,  
Staffordshire, ST17 0TR

01785 236600

stafford@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



