



£385,000

KEY TENURE: **Freehold**

ENERGY EPC RATING: **C**

POUNDS COUNCIL TAX BAND: **E**

Hixon Stafford

Sycamore Drive Hixon
Stafford Staffordshire



You just do not come across opportunities like this often enough. Located in the beautiful village of Hixon this four-bedroom family home surely does not disappoint!

Internally the property comprises of an entrance hall, spacious living room and separate dining room, a breakfast kitchen, conservatory, utility with a guest WC all to the ground floor. To the first floor you will find four spacious bedrooms with an ensuite to the master bedroom. Sitting on an end plot the property has a large rear private garden with ample off road parking with a double garage to the front!! So, you will have to act fast as to avoid disappointment call us today to secure your viewing appointment.

- Well Presented Detached Home Positioned On a Superb Plot
- Ideal Family Home with Stunning Gardens
- Four Bedrooms & En-suite
- Family Bathroom & Guest WC
- Generous Breakfast Kitchen & Utility
- Spacious Lounge & Separate Dining Room

You can reach us **9am to 9pm**, 7 days a week

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

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Entrance Porch

Accessed through double glazed French Doors to the front elevation, in turn providing access through a further glazed entrance door with glazed side panels into the Entrance Hallway.

Entrance Hallway

Having stairs off, rising to the First Floor Landing & accommodation with a useful understairs storage area, wood effect flooring, a radiator, and internal door(s) off, providing access to;

Guest WC/Utility 5' 9" x 2' 11" (1.75m x 0.89m)

Fitted with a low-level WC, a pedestal wash hand basin with chrome taps. There is ceramic tiling to the floor, and a radiator.

Living Room 18' 4" x 12' 1" (5.58m x 3.68m)

A spacious reception room featuring a living flame gas fire set within a decorative Adams style surround with granite inset on a matching hearth. There is a double glazed bay window to the front elevation, and two radiators.



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Dining Room 10' 2" x 9' 6" (3.10m x 2.89m)

A good size dining room having wood effect flooring, radiator, and double glazed sliding patio doors providing access to the rear Conservatory.

Conservatory 8' 6" x 17' 4" (2.58m x 5.29m)

A large brick based double glazed conservatory having wood effect flooring, and double glazed windows & French doors providing views and access out to the rear garden.

Kitchen 8' 11" x 17' 4" (2.72m x 5.28m)

Fitted with a matching range of wall, base & drawer units with fitted work surfaces over to three sides incorporating an inset stainless steel sink/drainage with chrome mixer tap, and a range of integrated/fitted appliances which include an electric oven/grill, a 4-ring gas hob, and stainless steel extractor canopy above, having space(s) to accommodate further under-counter kitchen appliance(s). There is ceramic splashback tiling to the walls, ceramic tiled flooring, a radiator, a double glazed window to the rear elevation, and a double glazed sliding patio door also leading into the Conservatory. There is a further internal door which gives access to the Utility Room.

Utility Room 4' 10" x 8' 0" (1.48m x 2.45m)

A useful utility room having ceramic tiling to the floor, a radiator, a double glazed window to the side elevation, and further internal door leading through into the attached double garage.

First Floor Landing

A spacious landing having an access hatch to the loft space, a radiator, a built-in cupboard, and internal doors off, providing access to all bedrooms & bathroom.

Bedroom One 10' 11" x 11' 5" (3.32m x 3.48m)

A spacious double bedroom featuring fitted bedroom furniture. There is a double glazed window to the front elevation, and a radiator. A further internal doors leads into the En-suite.

En-suite (Bedroom One) 3' 6" x 9' 0" (1.07m x 2.74m)

Fitted with a modern white suite comprising of a low-level WC, a pedestal wash hand basin with chrome taps over, and storage beneath, and a tiled & screened shower cubicle housing a electric shower. There is wood effect flooring, inset ceiling spotlighting, a radiator, and a double glazed window to the side elevation.





Bedroom Two 11' 8" x 15' 0" (3.55m x 4.56m)

A further double bedroom, with fitted double wardrobes, a radiator, and a double glazed window to the rear elevation. A further internal door leads into the En-suite.

En-suite (Bedroom Two) 5' 0" x 12' 3" (1.52m x 3.73m)

Fitted with a modern white suite comprising of a low-level WC, a vanity style wash hand basin set into top with chrome taps over, and storage beneath, and a tiled & screened shower cubicle housing a electric shower. There is wood effect flooring, inset ceiling spotlighting, a radiator, and a double glazed window to the side elevation.

Bedroom Three 8' 7" x 7' 10" (2.61m x 2.39m)

Having a fitted wardrobe, a radiator, and a double glazed window to the rear elevation.



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Bedroom Four 8' 6" x 7' 9" (2.58m x 2.37m)

Having a double glazed window to the rear elevation, and a radiator.

Bathroom 8' 6" x 8' 4" (2.59m x 2.55m)

Fitted with a white suite and featuring a step-up corner panelled bath tub with chrome mixer fill taps & hand-held shower attachment, a pedestal wash hand basin with chrome taps, and a low-level WC. There is part-ceramic tiling to the walls, tiled effect flooring, a radiator, and a double glazed window to the side elevation.

Outside Front

The property is approached over a double width asphalt driveway providing access to the double garage and off-street parking. A gravelled pathway leads to the front entrance porch door, and a lawned fore garden.

Double Garage 17' 0" x 17' 1" (5.19m x 5.21m)

A spacious double garage having two single up and over garage doors to the front elevation, an integral door leading to/from the Utility Room. The garage accommodates a wall mounted central heating boiler, and benefits from having both power & lighting installed.

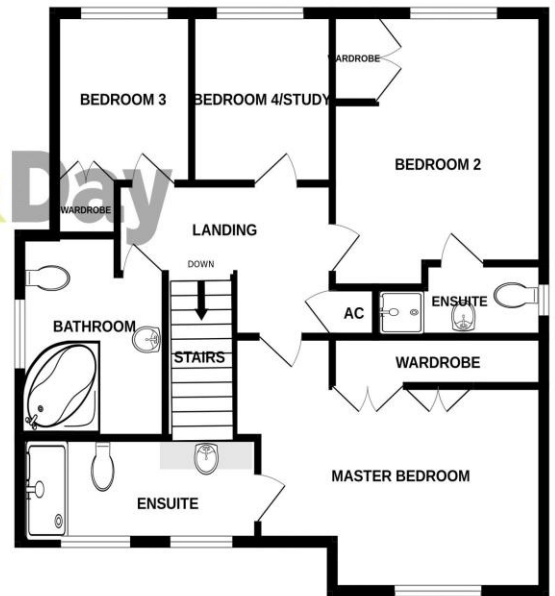
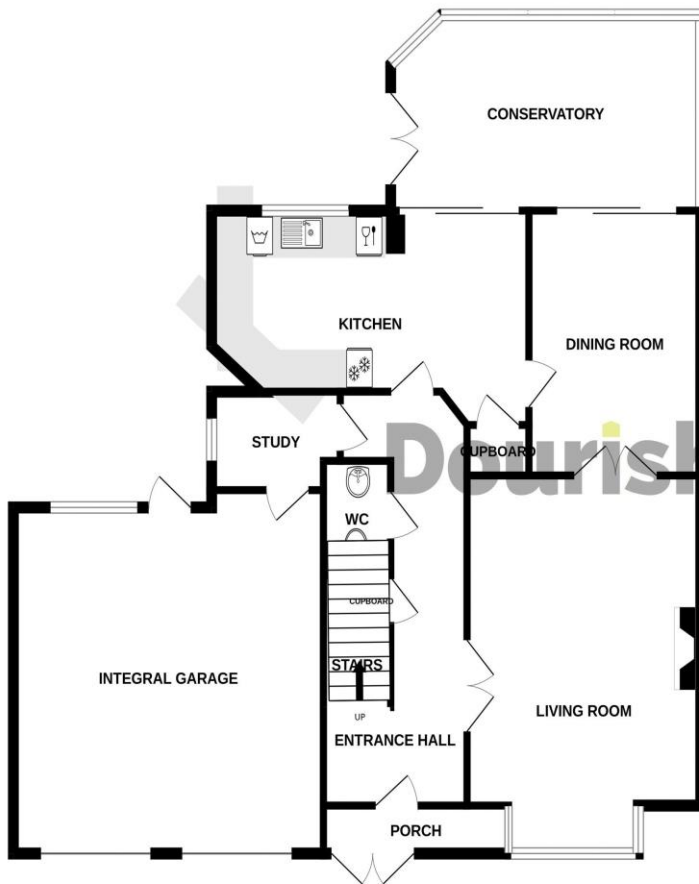
Outside Rear

A large private & enclosed rear garden accessed via a gate to the side elevation, featuring a stone paved seating/outdoor entertaining area bordered by low brick walling, with steps leads up to a large lawned garden area. To the side of the house a further paved seating area which is accessed from the rear patio & pathway.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		70	81
<small>Not energy efficient - higher rating costs</small> England & Wales		<small>EU Directive 2002/91/EC</small> www.epc4u.com	

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