

£340,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **B**

🏠 COUNCIL TAX BAND: **E**

Hixon Stafford

Elizabeth Gardens Hixon
Stafford Staffordshire



If you are looking for something a little Regal then head on down to Elizabeth Gardens in the lovely village of Hixon where you will find a fantastic, detached house perfectly designed for a family. This detached house now has a beautifully landscaped rear garden which is ideal for relaxing.

Internally, to the ground floor the property comprises of; entrance hall, lounge, dining room, breakfast kitchen, guest WC and Utility Room which has an internal door from the hallway. Meanwhile, to the first floor there are four generous sized bedrooms with the largest two each having an En-suite shower room plus family bathroom. Externally, there is ample off road parking to the front. A fabulous home which is bound to be popular so don't delay give us a call today.

- Four Bedroom Detached House
- Two En-Suites, Family Bathroom & Guest WC
- Lounge & Separate Dining Room
- Contemporary Fitted Breakfast Kitchen
- Landscaped Rear Garden
- Driveway & Garage & Utility Room

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

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hello@dourishandday.co.uk



Entrance Hallway

Having access through a glazed composite door with stairs off, rising to the First Floor Landing & accommodation, understairs storage, luxury vinyl flooring, radiator, and internal doors off, providing access to;

Guest WC 5' 7" x 2' 9" (1.71m x 0.85m)

Fitted with a suite comprising of a low-level WC, and a wash hand basin with chrome mixer tap. There is a chrome towel radiator, and luxury vinyl flooring.

Living Room 18' 4" x 10' 10" (5.58m x 3.31m)

Having a radiator and double glazed window to the front elevation. There are wooden doors leading through to the sitting room.

Sitting Room 10' 11" x 9' 10" (3.33m x 2.99m)

A versatile room having a radiator and double glazed French doors to the rear elevation.

Kitchen & Dining Space 8' 5" x 16' 8" (2.56m x 5.09m)

Fitted with a matching range of wall, base & drawer units with fitted work surfaces over and incorporating an inset stainless steel 1.5 bowl sink with chrome mixer tap over, and a range of fitted/integrated appliances which include; oven, 4-ring gas hob with cooker hood over, integrated dishwasher, refrigerator, and freezer. The kitchen also benefits from wood effect flooring, radiator, a double glazed window to the rear elevation, and a dining area which also has double glazed French doors to the rear elevation.



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Utility Room 8' 6" x 8' 4" (2.59m x 2.54m)

Having a stainless steel single bowl sink with space & plumbing for appliances. There is luxury vinyl flooring, and a wall mounted central heating boiler.

First Floor Landing

A spacious landing with loft access, airing cupboard, a further storage cupboard, and internal doors off to all Bedrooms & Family Bathroom.

Bedroom One 15' 3" x 11' 1" (4.64m x 3.39m)

A double bedroom, featuring a built-in double wardrobe with sliding mirrored doors, a double glazed window to the front elevation, and further internal door to En-suite.

En-suite (Bedroom One) 6' 0" x 6' 9" (1.82m x 2.07m)

Fitted with a white suite comprising of a low-level WC, a pedestal wash hand basin with chrome taps, and a walk-in screened shower cubicle. There is wood effect flooring, and a double glazed window to the side elevation.

Bedroom Two 13' 0" x 12' 0" (3.96m x 3.67m)

A spacious double bedroom, having a storage cupboard, radiator, and two double glazed windows to the front elevation. A further internal door to the En-suite.

En-suite (Bedroom Two) 6' 0" x 8' 6" (1.82m x 2.59m)

Fitted with a white suite comprising of a low-level WC, a pedestal wash hand basin with chrome taps, and a walk-in screened shower cubicle. There is wood effect flooring, and a double glazed window to the side elevation.

Bedroom Three 8' 11" x 10' 4" (2.71m x 3.16m)

A third double bedroom, having a double glazed window to the rear elevation, and radiator.

Bedroom Four 10' 3" x 8' 6" (3.13m x 2.59m)

A fourth double bedroom, having a double glazed window to the rear elevation, and radiator.

Bathroom 6' 2" x 7' 6" (1.87m x 2.28m)

Fitted with a white suite comprising of a low-level WC, a pedestal wash hand basin with chrome taps, and a panelled bath with chrome taps. There is ceramic splashback tiling around the suite area, wood effect flooring, radiator, and a double glazed window to the rear elevation.

Outside Front

The property sits behind a small lawned garden area to the front with a paved pathway and tarmac driveway to the side providing access to the integral garage and front entrance door, and off-street parking. To the side of the property is gated access to the rear garden.

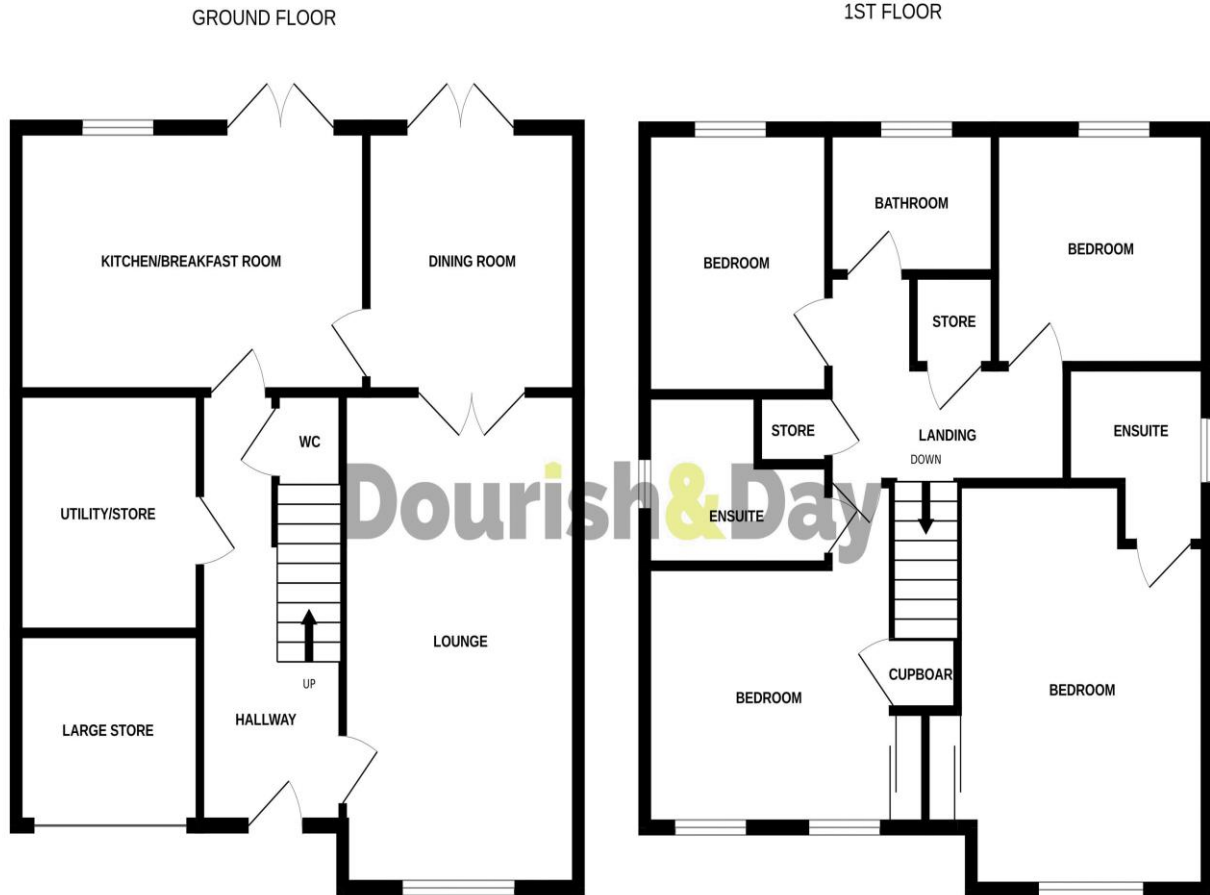
Garage 0' 0" x 0' 0" (0m x 0m)

Having an up and over door to the front elevation.

Outside Rear

There is a paved patio seating area leading on to a lawned garden. There is a further decked seating area and a garden shed, and a variety of established plants & shrubs.





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
Energy efficient - lower running costs			
(92+)	A		94
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epcrea.com			



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