



£290,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: C

## Hixon Stafford

Highfield Road Hixon  
Stafford Staffordshire



***It's time to live the 'high' life by moving to Highfield Road, as this three bedroom Link Detached Bungalow comes to the market wonderfully presented, with surprisingly spacious rooms!***

One of the most Tardis like properties you are likely to see, this bungalow offers flexible accommodation comprising an entrance hall, huge lounge with conservatory and dining room/bedroom three off, a kitchen, two large double bedrooms and a family bathroom. There is the option to dine in either the kitchen, living room or simply use the property as the current owners do, by having a dining room (which could easily be converted back into a third bedroom. Outside, the plot is immaculate and incorporates a block paved driveway, whilst access to the rear is granted by the garage store. The rear is beautiful and private, incorporating both paved and block paved patios, whilst there is a lawned garden with the beds being awash with colour from the range of mature shrubs and flowers. This is one of the nicest bungalows you will see and only an internal inspection will do it justice, so book in yours today.

- Two / Three Bedroom Link Detached Bungalow
- Very Well Presented & In A Quiet Location
- Flexible Accommodation With Potential To Dine In The Lounge, Kitchen Or Have A Separate Dining Room
- Impeccable Manicured Garden With Ample Parking
- Kitchen, Bathroom & Garage Store
- Large Lounge, Conservatory & Dining Room/Bedroom Three

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

hello@dourishandday.co.uk



## Entrance Hall

A side facing UPVC double glazed exterior door opens to an entrance hall with laminate wood effect flooring and a radiator. There is ceiling coving whilst the hall houses the loft access hatch and airing cupboard.

## Living Room 23' 11" x 11' 3" (7.3m x 3.43m)

A huge living room is beautifully presented and opens to the dining room via a recess and the conservatory via rear facing UPVC double glazed doors. The room is fitted with a gas fire sitting in a marble effect surround with matching hearth beneath whilst there is ceiling coving and two ceiling roses. There are also two radiators, whilst the room could be used as a lounge diner if the dining room was to be used as a bedroom instead.

## Dining Room / Bedroom 8' 6" x 8' 2" (2.59m x 2.49m)

Currently used as a dining room, accessed off the lounge, the room could easily be turned into a bedroom, as a door leads back onto the hall. The room is fitted with a radiator, ceiling coving and a ceiling rose, whilst there is a side facing UPVC double glazed window.



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## **Conservatory** 9' 6" x 7' 3" (2.89m x 2.22m)

The conservatory is constructed of a low level brick base with UPVC double glazed window above, looking out to the side and rear elevations. It is fitted with a tiled floor whilst a side facing UPVC double glazed exterior door opens to the garden.

## **Kitchen** 9' 1" x 8' 5" (2.76m x 2.56m)

The kitchen is fitted with a range of matching base cabinets and wall units whilst a one and a half bowl sink is set into the work surface with tiled splashback and chrome mixer tap. There are spaces for a cooker, washing machine and fridge whilst the kitchen is fitted with a radiator and wood effect flooring. There is also ceiling coving, a rear facing UPVC double glazed window and rear facing UPVC double glazed door opening to the garden.

## **Master Bedroom** 15' 0" x 8' 11" (4.58m x 2.72m)

A large master bedroom is fitted with a front facing UPVC double glazed window, radiator and ceiling coving.

## **Bedroom Two** 10' 11" x 9' 9" (3.33m x 2.98m)

A second large double bedroom is fitted with a radiator, laminate wood effect flooring, ceiling coving and a front facing UPVC double glazed window.

## **Shower Room**

The bathroom is fitted with a white suite which includes a close coupled WC, wash hand basin set in a vanity unit with chrome mixer tap and a shower cubicle with glazed screen and mains fitted shower. The walls are tiled whilst there is a tile floor and a radiator. There are also two side facing double glazed windows.

## **Garage Store** 17' 0" x 8' 0" (5.18m x 2.43m)

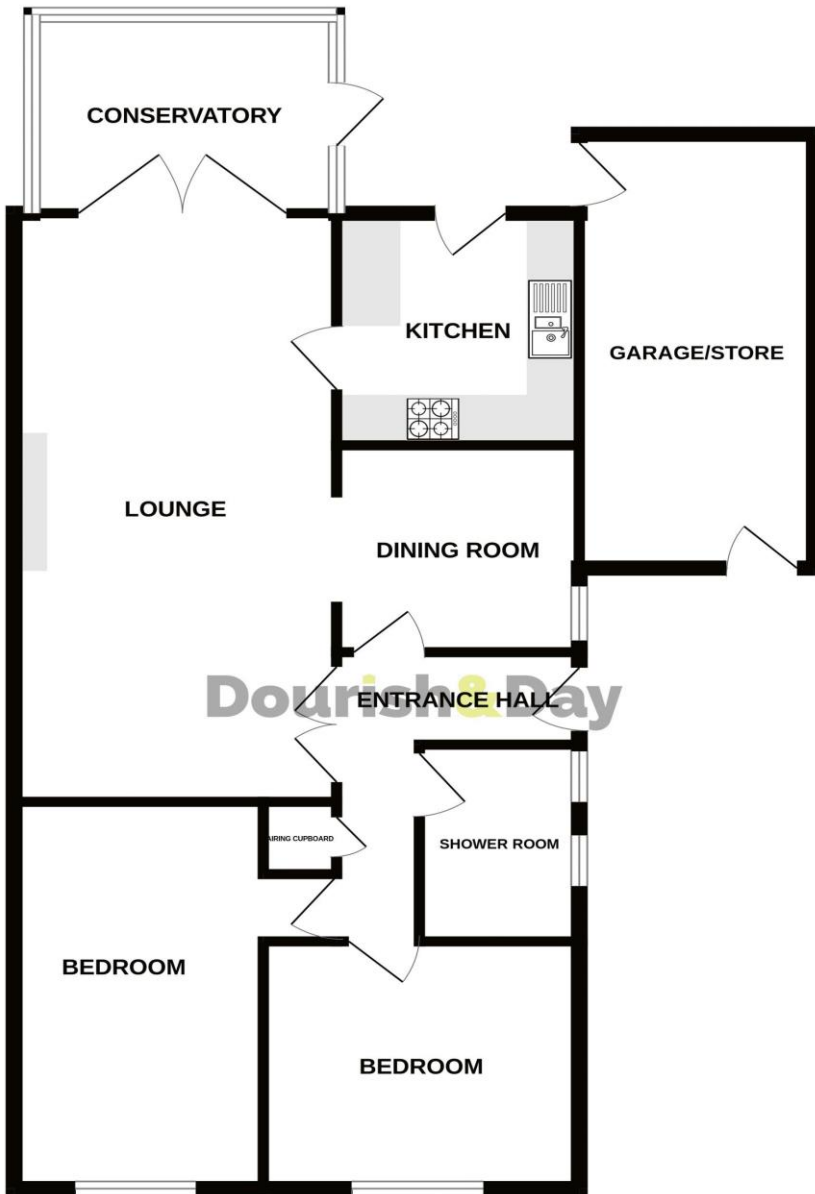
A front facing door opens to a garage store which has its own lighting and power. There is a side facing UPVC double glazed exterior door opening to the garden and rear facing UPVC double glazed window.

## **Exterior**

The property sits on an impeccably manicured garden plot with a lawned frontage with colourful shrubbed bed and a specimen tree. A block paved driveway lies to one side of the property and provides ample parking whilst to the rear is an enclosed garden which is awash with colour and beautifully maintained. There is a block paved seating area and a further paved seating area with a lawn beyond, whilst there are well stocked shrubbed beds and gravelled areas. The property also benefits from being very private.

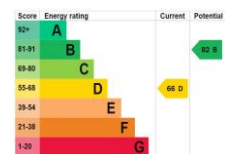


GROUND FLOOR



4 HIGHFIELDS ROAD, HIXON, ST18 0LY

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