



£495,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **C**

💰 COUNCIL TAX BAND: **F**

Hixon Stafford

Grange Court Hixon
Stafford Staffordshire



Don't miss out on this fantastic, detached home in Grange Court, located in the highly desirable village of Hixon. You won't forgive yourself if you do!

This impressive home offers spacious and stylish living with an entrance hall, guest WC, living room, large open-plan kitchen/dining/family room, and a utility room. Upstairs, there's a contemporary family shower room and four double bedrooms, with the principal bedroom featuring its own en-suite bathroom. The property sits on an enviable plot with ample off-street parking on the gated block-paved frontage, leading to a double detached garage and front entertaining terrace. The private landscaped rear garden is just as impressive, featuring patio seating areas and an artificial lawn garden, all with lovely views. This home is truly special, so act fast and book your viewing today!

- Detached House with Four Double Bedrooms
- Spacious Living Room, Study, Guest WC
- Large Open Plan Kitchen/Dining/Family Room, Utility Room
- Family Shower Room, En-Suite Bathroom
- Double Garage & Block Paved gated Driveway
- Enviable & Generous Plot With Great Rear Views

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01785 223344

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Entrance Hall

Being accessed through a double glazed entrance door with double glazed side panels and having wood effect flooring, radiator and stairs leading to the first floor accommodation with an understairs bespoke storage solution.

Guest WC 6' 8" x 5' 11" (2.02m x 1.81m) - all max measurements

Having a white suite including a pedestal wash basin with mixer tap and WC. Tiled floor, tiling to the lower half of the walls and radiator.

Living Room 23' 0" into bay x 11' 9" (7.02m into bay x 3.59m)

A lovely sized reception room featuring a living flame gas fire set on a granite effect hearth with a contemporary surround. Wood effect flooring, two radiators and double glazed bay window to the front elevation with plantation style shutters.



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Study 11' 5" x 8' 0" (3.49m x 2.45m)

A versatile reception room having wood effect flooring, radiator and double glazed window to the front elevation.

Open Plan Kitchen / Dining / Family Room

Kitchen / Family Area 11' 2" x 25' 6" (3.40m x 7.76m)

A large, bright area which spans the full-width of the house and the kitchen area has a range of high quality range of units extending to base and eye level with quartz work surfaces with a sunken sink and mixer tap. There is a matching kitchen island with wooden work surfaces. There is an array of integrated appliances including two ovens, microwave oven, hob, dishwasher, two wine coolers, larder fridge and separate larder freezer. Contemporary tall radiator, recessed down lights, tiled floor, double glazed window and double glazed double doors giving views and access to the rear garden.

Dining Room 10' 7" x 9' 0" (3.23m x 2.74m)

Being situated off the Family area and featuring a vaulted ceiling with a skylight window, two contemporary radiators, tiled floor, double glazed double door giving views and access to the rear garden and a further double glazed picture window overlooking the rear garden.

Utility Room 8' 8" x 4' 6" (2.64m x 1.37m)

Having a range of contemporary units extending to base and eye level and fitted work surfaces with an inset stainless steel sink and mixer tap. Spaces for appliances, tiled floor, radiator, double glazed window to the side elevation and double glazed door to the side.

First Floor Landing

Having a double glazed lead and stained glass window to the front elevation, access to loft space, airing cupboard and radiator.

Bedroom One 11' 6" x 11' 10" (3.51m x 3.60m)

A generous sized main bedroom having two built-in double wardrobes, radiator and double glazed window to the front elevation.

Ensuite Bathroom 5' 7" x 9' 6" (1.71m x 2.89m)

Having a white suite which includes a panelled bath with centre fill mixer taps and mains shower over, pedestal wash hand basin with mixer tap and WC. Recessed downlights, electric shaver point, tiled effect floor, chrome towel radiator and double glazed window to the side elevation.





Bedroom Two 12' 6" x 10' 0" (3.81m x 3.05m)

A second double bedroom having wood effect flooring, radiator and double glazed window to the rear elevation.

Bedroom Three 12' 6" x 8' 7" (3.81m x 2.61m)

A third double bedroom having a built-in wardrobe, wood effect flooring, radiator and double glazed window to the rear elevation.

Bedroom Four 11' 4" x 8' 2" (3.45m x 2.50m)

Yet again, a further double bedroom having a built-in wardrobe, radiator and double glazed window to the front elevation.

Shower Room 8' 10" x 8' 2" (2.68m x 2.49m)

A luxurious family shower room having a contemporary white suite which includes a large open ended shower cubicle with mains mixer shower, pedestal wash hand basin with mixer tap and WC. Tiled walls, tiled effect



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flooring, electric shaver point, recessed downlights chrome towel radiator and double glazed window to the rear elevation.

Outside - Front

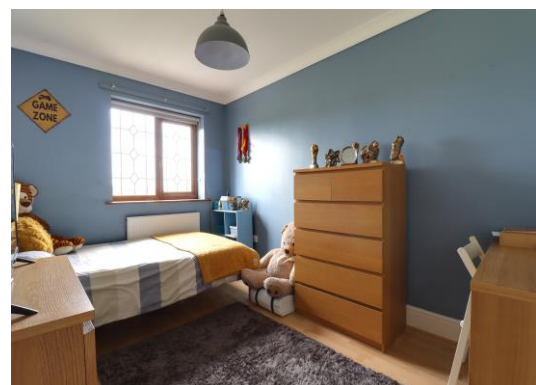
The property is situated at the end of a private road and the substantial block paved area provides ample off-road parking and leads to the detached double garage, main entrance door and there is a block paved terrace at the front of the house.

Double Garage 17' 2" x 16' 6" (5.23m x 5.03m)

A detached, double garage having an electric up and over door to the front and includes access to a loft area for storage, double glazed window to the side elevation, double glazed door to the side, power and lighting.

Outside - Rear

The beautifully landscaped, private rear garden enjoys outstanding views over the adjoining fields and includes a large cut stone eating/entertainment area. There is a curricular Astro turf lawn with block edging and slate surround and having gated side access to the front of the property.



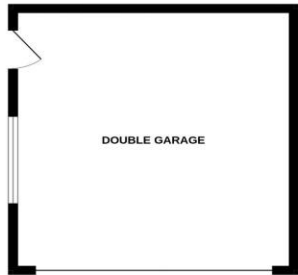
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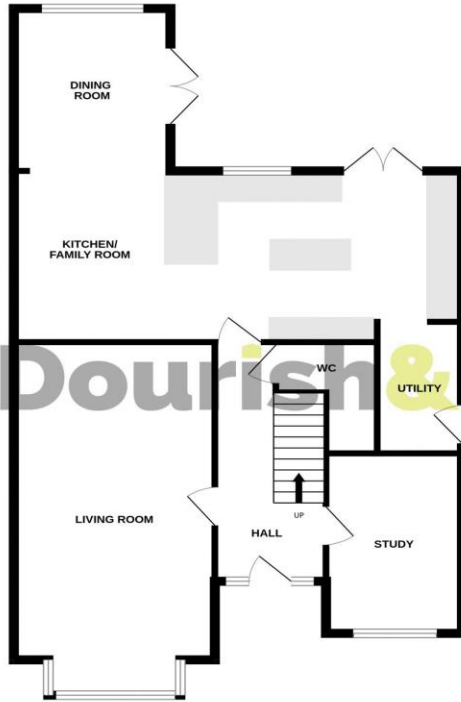
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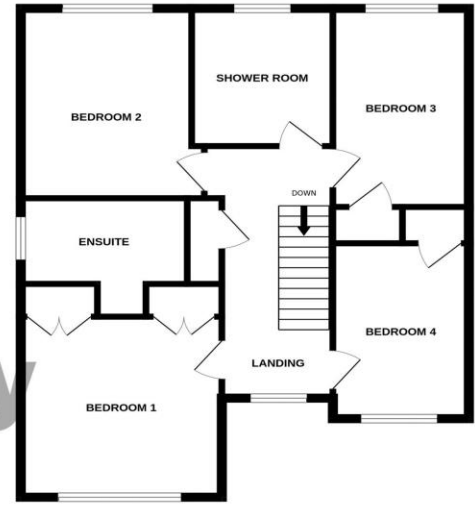
GARAGE



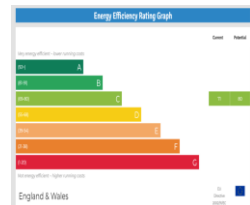
GROUND FLOOR



1ST FLOOR



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