



£415,000

🔑 TENURE: Freehold

📊 EPC RATING: C

💰 COUNCIL TAX BAND: F

Hixon Stafford

Swansmoor Drive Hixon
Stafford Staffordshire



Discover unparalleled space and comfort with this expansive family home in Swansmoor Drive. Perfect for a growing family or anyone seeking extra room, this property will amaze you with its generous accommodation.

Step into the spacious reception hall, which leads to a large living room with French doors opening to the garden, a study ideal for working from home, and a formal dining room. The well-appointed kitchen/breakfast room boasts a variety of appliances and is complemented by a separate utility room. Upstairs, you'll find four double bedrooms, with ensembles to bedrooms one and two, along with a family bathroom. The outside space is equally impressive, featuring a double-width driveway, a double garage, and a private rear garden designed for both relaxation and entertaining. Situated in the popular village of Hixon, this fantastic family home is offered with NO ONWARD CHAIN. Don't miss out—call us today to arrange your viewing and see how much more this home has to offer!

- Four Bedroom Detached Family Home
- Living Room, Dining Room & Study
- Kitchen/Breakfast, Utility & Cloak Room
- Four Double Bedrooms, Two Ensembles & Family Bathroom
- Driveway, Double Garage, Private Rear Garden
- No Onward Chain

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

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01785 223344

hello@dourishandday.co.uk



Storm Porch

Having a double glazed composite door leading into:

Entrance Hallway

The large entrance hall includes a staircase leading to the first floor landing with understairs storage cupboard and secondary store cupboard. Radiator, recessed downlights and double glazed windows to the front elevation.

Guest WC 3' 7" x 6' 1" (1.09m x 1.86m)

Having a white suite comprising of a pedestal wash basin with chrome taps, close coupled WC and a radiator.

Living Room 23' 6" x 12' 6" (7.17m x 3.80m)

A large, spacious living room having a gas fire set into a granite surround with matching hearth, two radiators, double glazed window to the front elevation and double glazed double doors giving views and access to the rear garden.



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Dining Room 11' 6" x 12' 7" (3.51m x 3.84m)

A spacious dining room having a radiator and double glazed double doors giving views and access to the rear garden.

Study 6' 9" x 12' 2" (2.07m x 3.70m)

A versatile room having a radiator and double glazed window to the front elevation.

Kitchen 12' 4" x 12' 1" (3.77m x 3.68m)

Having a range of matching units extending to base and eye level and fitted work surfaces with an inset stainless steel one and a half bowl sink units with chrome mixer tap. Range of integrated appliances including a double oven, four ring gas hob with a cooker hood over, dishwasher and fridge freezer. Part tiled walls, tiled floor, recessed downlights, radiator and double glazed window to the rear elevation.

Utility 5' 5" x 8' 8" (1.65m x 2.63m)

A useful utility having a range of base level units with fitted work surfaces having a stainless steel single bowl sink unit with chrome mixer tap. Spaces for appliances, wall mounted gas boiler, tiled splashbacks, tiled floor, radiator and double glazed door to the side elevation.

First Floor Landing

Having access to loft space, airing cupboard and radiator.

Bedroom One 12' 2" x 18' 6" (3.70m x 5.64m)

A spacious main bedroom having two fitted double wardrobes with hanging rail, recessed downlights, radiator and double glazed window to the rear elevation.

En-suite Shower Room (Bedroom One) 7' 11" x 6' 6" (2.41m x 1.98m)

Having a white suite including a panelled bath with a glazed screen with chrome mixer tap and shower attachment, pedestal wash basin with chrome taps and close coupled WC. Part tiled walls, recessed downlights, radiator and double glazed window to the rear elevation.

Bedroom Two 10' 6" x 14' 1" (3.21m x 4.29m)

A spacious double bedroom again having fitted wardrobes with hanging rail, radiator and double glazed window to the front elevation.

En-suite Shower Room (Bedroom Two) 4' 1" x 9' 4" (1.24m x 2.84m)

Having a white suite including a shower cubicle with mains shower and glazed screen, pedestal wash basin with chrome taps and close coupled WC. Part tiled walls, recessed downlights, radiator and double glazed window to the side elevation.





Bedroom Three 12' 8" x 10' 1" (3.87m x 3.07m)

A third double bedroom again with two built-in wardrobes with hanging rail, radiator and double glazed window to the rear elevation.

Bedroom Four 10' 10" x 9' 7" (3.29m x 2.92m)

Yet again, a further double bedroom with fitted double wardrobes having hanging rail, radiator and double glazed window to the front elevation.

Family Bathroom 7' 6" x 11' 7" (2.28m x 3.52m)

Having a white suite comprising of a corner bath with chrome mixer tap and mixer shower attachment over, separate shower cubicle with mains shower and glazed screen, pedestal wash basin with chrome taps and close coupled WC. Part tiled walls, recessed downlights, radiator and double glazed window to the front elevation.



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Outside - Front

The property is approached over a shared, block paved driveway serving this property and the neighbouring property. This leads to a large tarmac driveway providing ample off-road parking with beds having a variety of plants and shrubs. The driveway leads to:

Double Garage 17' 3" x 14' 8" (5.26m x 4.47m)

Having two up and over doors, power lighting and double glazed door leading to the rear garden.

Outside - Rear

A south west garden having a paved seating area which leads onto a large lawned garden. In addition, there is a further paved seating area, planting bed area with mature shrubs and the garden is enclosed by panel fencing.



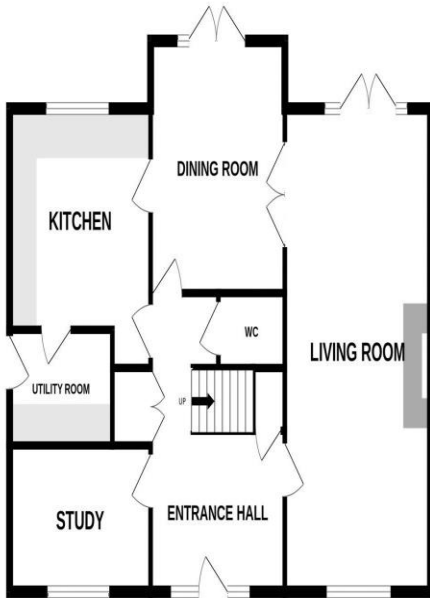
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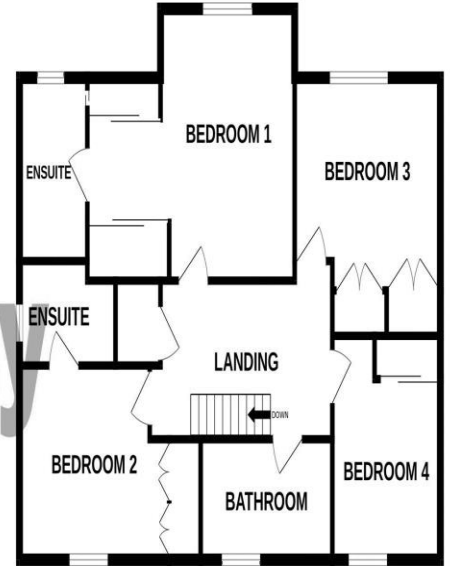
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GROUND FLOOR



1ST FLOOR



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Energy Efficiency Rating		Current	Potential
Energy efficiency class (lower is better)			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		78	85
Best energy efficient - higher rating costs			
England & Wales		EU Directive 2002/91/EC	
		www.epc4u.com	



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