



£375,000

🔑 TENURE: Freehold

📊 EPC RATING: TBC

💷 COUNCIL TAX BAND: C

## Stafford

Hillcrest  
Stafford Staffordshire



***An impressive and much improved four bedroom detached family home situated in a small and well regarded cul-de-sac on a substantial and private plot, enjoying of road parking for numerous vehicles and ideal for a boat or caravan.***

Internally this beautifully presented home comprises of an entrance hallway, guest W.C, large living room, substantial open plan, contemporary fitted family dining/breakfast kitchen with Bi folding doors to the private rear garden and a study/general reception room. To the first floor there are four bedrooms, contemporary en-suite shower room and a refitted family bathroom. Externally there are gardens to the front and rear, driveway with secure double gates leading to a further driveway, ideal for a caravan or further parking. This property is being offered with No Upward Chain.

- Stunning Four Bedroom Detached Property
- Large Plot With Ample Off Road Parking
- Large Lounge & Substantial Family Dining Kitchen
- Contemporary En-Suite & Family Bathroom
- Beautifully Presented Throughout
- No Upward Chain

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

hello@dourishandday.co.uk



Double glazed door to:

### Entrance Porch

Having tile effect flooring, a double glazed window to the front elevation and double glazed door to the:

### Entrance Hallway

Having a built in storage cupboard, wood effect flooring, radiator, downlights, spacious cloaks cupboard and turned staircase off to the first floor landing.

### Lounge 12' 0" x 22' 6" (3.67m x 6.85m)

A substantial and beautifully presented lounge having a large modern contemporary style cast iron wood burner on a slate hearth, two radiators, two double glazed windows to the front elevation and glazed double doors to the large open plan family dining kitchen which can also be accessed from the entrance hallway.

### Open Plan Family Dining/ Kitchen 9' 3" x 31' 6" (2.83m x 9.59m)

A substantial open plan family dining kitchen with contemporary style wall mounted units and glazed display cabinets, oak worktop and inset Belfast sink with contemporary chrome mixer tap over, matching base units and pan drawers, integrated dishwasher, space for American style fridge freezer, breakfast island which houses a five ring gas Range cooker with contemporary style extractor over, wood effect flooring, numerous downlights, double height wall mounted contemporary style radiator, additional radiator, double glazed bi-folding doors to the private rear garden and door to the:



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## Rear Hall

Having wood effect flooring, double glazed door to the rear elevation, folding door to pantry/storage cupboard, folding door to guest WC and door to study/utility room.

## Guest WC

Comprises of a low level WC and double glazed window to the side elevation.

## Study/Utility 14' 8" x 7' 8" (4.48m x 2.34m)

A room with flexible usage having wood effect flooring, a double stainless steel sink and drainer with stainless steel shelf under and chrome mixer tap, two double glazed windows to the side elevation, radiator and double glazed window to the front elevation.

## First Floor Landing

Having a feature double glazed double height window to the front elevation, access to loft space via folding wooden ladders, downlighting and doors off to bedrooms and bathroom.

## Bedroom One 17' 5" max into dressing area x 10' 6" (5.30m max into dressing area x 3.21m)

Having built in double height wardrobes with mirrored sliding doors, a radiator, double glazed window to the front elevation and door to the:

## En-suite

A modern refitted contemporary style suite comprising of a ceramic tiled shower cubicle housing mains shower, pedestal wash hand basin with chrome mixer tap, low level WC, chrome towel radiator, ceramic tiled walls, downlighting and double glazed window to the rear elevation.

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

Double room having a radiator and double glazed window to the rear elevation.

## Bedroom Three 8' 7" x 10' 10" (2.62m x 3.31m)

Having a radiator and double glazed window to the front elevation.

## Bedroom Four 6' 8" x 8' 5" (2.02m x 2.56m)

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

## Family Bathroom 10' 0" x 5' 6" (3.04m x 1.68m)

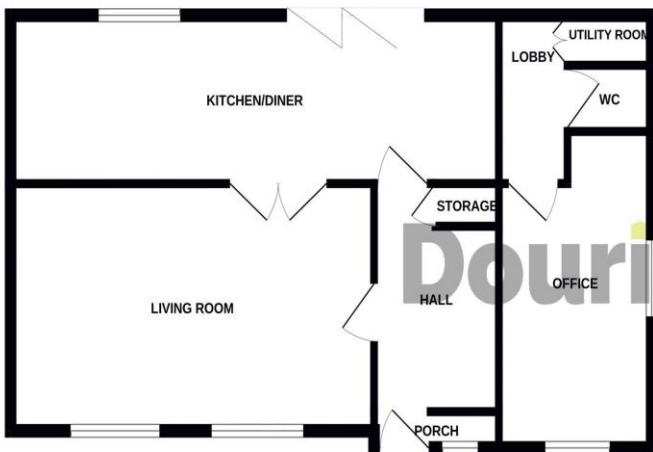
Refitted contemporary style suite comprising of a P-shaped bath with folding glass shower screen, chrome mixer tap and mains shower over, wash hand basin set into a granite effect top with chrome mixer tap and vanity unit under, low level WC, double height chrome towel radiator, ceramic tiled walls, downlights and double glazed window to the side elevation.

## Outside

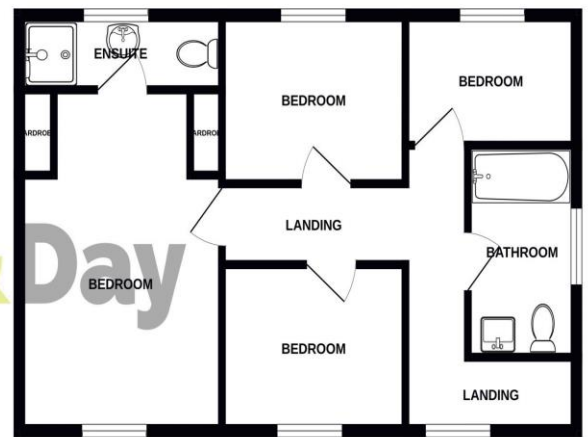
The property sits on a large end plot and is approached via a block edged tarmac driveway which provides ample off road parking, the front garden is laid mainly to gravel for ease of maintenance, gate and secure double gates leads to a further block edged tarmac driveway which continues to the side and provides even more parking for numerous vehicles, a boat or caravan. Rear garden is laid mainly to Astro turf for ease of maintenance. There is a paved seating area, summerhouse, large garden shed, outside power points, outside tap and outside lighting.



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
Very energy efficient - lower running costs	(92-100) <b>A</b>		
Energy efficient	(81-91) <b>B</b>		
Decent	(69-80) <b>C</b>		
Below average	(55-68) <b>D</b>		
Less than average	(39-54) <b>E</b>		
Low energy efficiency	(21-38) <b>F</b>		
Very low energy efficiency - higher running costs	(1-20) <b>G</b>		

TBC

England, Scotland & Wales



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