



£380,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: D

## Hixon Stafford

Sycamore Drive Hixon  
Stafford Staffordshire



***Opportunities like this simply don't come around often. Lovingly maintained and meticulously perfected by its current owners, this stunning detached family home is the kind you dream of owning.***

With beautifully landscaped gardens worthy of a magazine spread and an equally impressive interior, you'll need to act quickly to avoid missing out. Situated on an enviable end plot with pleasant views, this home offers everything a family could desire. The spacious accommodation includes four well-proportioned bedrooms, an elegant en-suite, a stylish family bathroom, a bright lounge with a charming bay window, a formal dining room, breakfast kitchen, utility room, useful store, and a convenient guest WC. This property truly has it all—don't let this rare opportunity slip away!

- Envious Detached On a Superb Plot
- Ideal Family Home with Stunning Gardens
- Four Bedrooms & One En-suite
- Restyled Bathroom & Guest W/C
- Generous Breakfast Kitchen & Utility
- Lounge & Separate Dining Room

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

With wood effect laminate flooring, a radiator, stairs to the first floor and door to front and internal doors to:

## Guest WC 4' 9" x 2' 11" (1.44m x 0.9m)

Having a WC, radiator and pedestal wash hand basin with tiled splashbacks.

## Lounge 17' 7" x 10' 0" (5.36m x 3.06m)

With a double glazed walk in bay window with rolled radiator to front and internal French doors to:

## Dining Room 10' 6" x 10' 0" (3.19m x 3.06m)

Having wood effect laminate flooring, a radiator and double glazed French doors to rear patio.

## Breakfast/Kitchen 10' 6" x 10' 0" (3.19m x 3.06m)

Having a range of base and eye level units with fitted work surfaces incorporating an inset composite sink unit with chrome mixer tap and tiled splashbacks. Fitted oven and induction hob, integrated dishwasher and space for a washing machine, ceiling spotlights, kitchen island, radiator, wood effect laminate flooring, window to the rear elevation and door to the side.



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**Utility** 8' 0" x 5' 10" (2.43m x 1.78m)

With space for a fridge, part tiled walls, tiled flooring, wall mounted gas central heating boiler and double glazed door to the side and internal door to garage.

**Garage Store** 9' 11" x 7' 8" (3.01m x 2.33m)

With an up and over door to the front.

**First Floor Landing**

With an airing cupboard, access to loft space and doors to:

**Bedroom One** 17' 3" x 11' 4" (5.26m x 3.45m)

Having two double glazed windows to the front, radiator, two double built in wardrobes and further separate double wardrobe and internal door to:

**En-suite** 7' 5" x 5' 1" (2.26m x 1.56m)

Having a WC, pedestal wash hand basin, shower cubicle, ceiling spotlights, part tiled walls, tiled flooring, radiator and double glazed window to the side.

**Bedroom Two** 10' 0" x 10' 8" (3.05m x 3.26m)

Having two double wardrobes, radiator and double glazed window to the rear with a pleasant view.

**Bedroom Three** 14' 9" x 8' 4" (4.49m x 2.54m)

Having a built in triple wardrobe, radiator and a double glazed window.

**Bedroom Four** 10' 10" x 6' 9" (3.31m x 2.07m)

Having a radiator and window to the rear elevation.

**Family Bathroom** 6' 9" x 6' 11" (2.06m x 2.1m)

Having part tiled walls, tiled flooring, radiator and a suite consisting of a WC, pedestal wash hand basin and a P-shaped bath with power shower over. There are ceiling spotlights and a double glazed window to the rear.

**Outside Front**

A superb end plot with well-manicured lawn area, flowerbeds, plants and shrubs, a tarmacadam and turning area and side access gate:

**Side Garden**

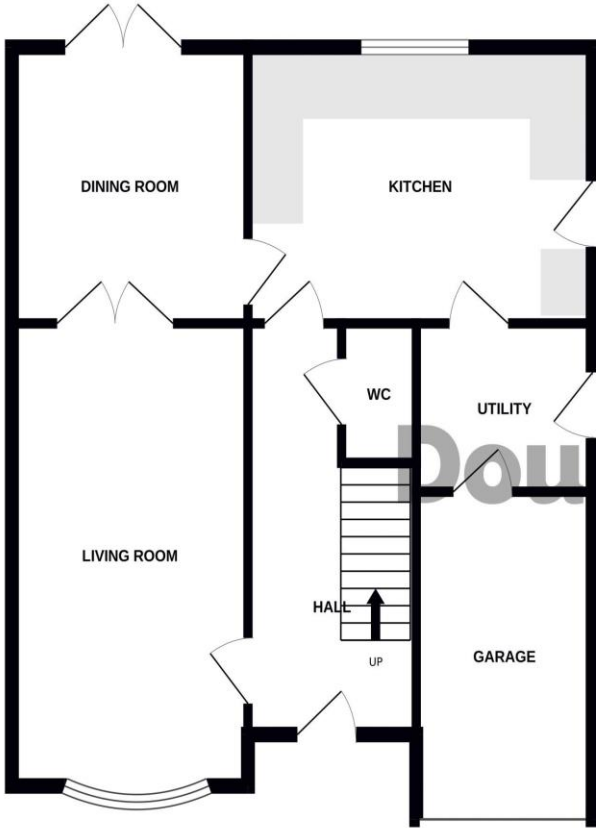
An additional area with pergola timber decking and paved area leading to:

**Outside Rear**

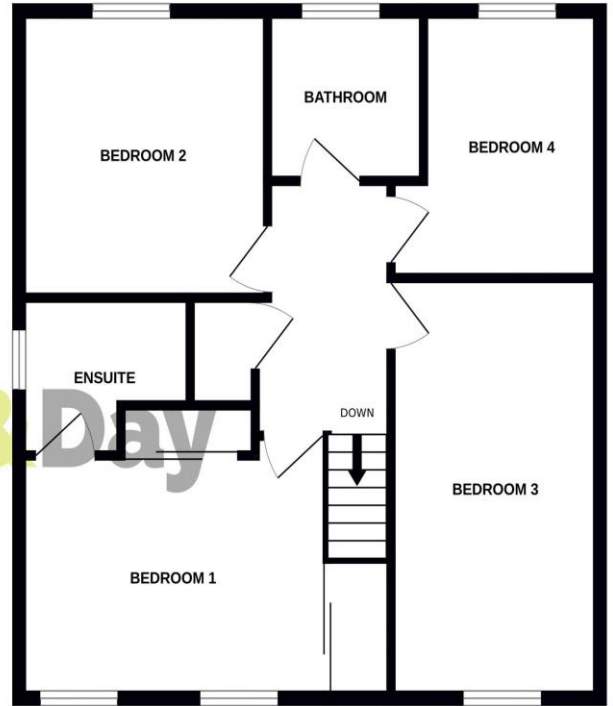
A beautiful landscaped rear garden with feature paved patio, well-manicured lawn areas with flowerbeds, plants and shrubs. Timber decking and further second patio seating area, gravel areas and panelled fencing.



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
Energy efficient - lower running costs			
(92+)	A		81
(81-91)	B		
(69-80)	C	58	
(55-68)	D		
(39-54)	E		
(15-38)	F		
(1-14)	G		
Less energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epcrea.com			



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