



£550,000

🔑 TENURE: Freehold

📊 EPC RATING: A

💷 COUNCIL TAX BAND: E

## Hillcroft Park Stafford

Overhill Road Hillcroft Park  
Stafford Staffordshire



**Escape to your personal haven on Overhill Road, a prestigious and sought-after location known for its tranquillity and charm. This beautifully detached family home has been meticulously refurbished to provide a blend of modern comfort and timeless appeal.**

As you step inside, you are welcomed by an inviting entrance porch leading to a spacious hallway. The ground floor offers a cosy living room with a multi-fuel stove, perfect for relaxing evenings, a stylish, updated kitchen, a dedicated dining room, and a versatile study. A conservatory floods the home with natural light, while the utility room and guest WC add convenience. Upstairs, you'll find four generously sized bedrooms, including a master with ensuite, along with a family bathroom. The exterior features a large tarmac driveway, a garage store, and a private rear garden, ideal for hosting family gatherings and outdoor entertaining. Don't miss your chance to make this exceptional property your forever home—call us today to schedule your viewing!

- Four Bedroom Detached Family Home
- Living Room, Study & Conservatory
- Kitchen/Breakfast & Dining Room
- Four Bedrooms, Ensuite & Bathroom
- Driveway, Garage Store, Private Rear Garden
- Located In A Highly Desirable Location

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 Porch

Accessed through a double glazed composite door and having wooden flooring, a radiator, wooden panelled walls and glazed entrance door leading into the:

## Entrance Hall

Having stairs leading to the first floor landing, an under stairs storage cupboard and wooden flooring.

## Guest WC 5' 10" x 5' 11" (1.79m x 1.81m)

Having a white suite comprising of a half pedestal wash basin with chrome mixer tap, close coupled WC, radiator and wood effect laminate flooring.

## Living Room 19' 7" x 11' 5" (5.97m x 3.47m)

A spacious living room having a multi fuel stove set into the chimney breast having a bricked surround and solid wood mantle, wooden flooring and double glazed bow window to the front elevation.



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## **Dining Room** 12' 0" x 11' 5" (3.67m x 3.48m)

A spacious dining room having a radiator, wood effect laminate flooring and glazed double doors leading to the:

## **Conservatory** 10' 2" x 13' 7" (3.10m x 4.14m)

Having double glazed windows surrounding, tiled flooring, a radiator and double glazed double doors to the rear elevation.

## **Kitchen/Breakfast Room** 8' 11" x 25' 2" (2.73m x 7.68m)

Having a range of matching base and eye level units with fitted work surfaces and a composite twin bowl sink unit with chrome mixer tap, double oven with five ring gas hob and double cooker hood over, space for further appliances, wine cooler, wood effect laminate flooring, radiator, double glazed window to the rear elevation, double glazed double doors to the rear elevation and serving hatch leading to the dining room.

## **Study** 8' 1" x 9' 6" (2.46m x 2.89m)

A useful study having a radiator, wood effect laminate flooring and double glazed split doors to the front elevation and double glazed window to the front elevation.

## **Utility** 10' 8" x 9' 1" (3.24m x 2.76m)

A useful utility having fitted countertops with under counter space for appliances, wood effect laminate flooring and double glazed window to the side elevation.

## **Landing**

Having loft access, an oak staircase with glazed panels and airing cupboard with shelving.

## **Bedroom One** 19' 6" x 11' 5" (5.95m x 3.49m)

A large double bedroom having two double fitted wardrobes, a radiator, wood effect laminate flooring and double glazed window to the front elevation.

## **En-suite** 6' 0" x 10' 9" (1.82m x 3.27m)

Having a white suite comprising of a free standing soaking tub with mixer tap built into the wall, separate walk in mains shower set into a glazed screen, half pedestal wash basin with chrome mixer tap, close coupled WC, tile effect vinyl flooring, part tiled walls and chrome towel radiator.

## **Bedroom Two** 9' 10" x 13' 9" (2.99m x 4.20m)

A second double bedroom having a radiator and double glazed window to the front elevation.







**Bedroom Three** 12' 1" x 11' 4" (3.68m x 3.46m)

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

**Bedroom Four** 9' 0" x 6' 8" (2.75m x 2.02m)

Having wood effect laminate flooring, a radiator and double glazed window to the rear elevation.

**Shower Room** 5' 5" x 6' 9" (1.66m x 2.06m)

Having a white suite comprising of a walk in mains shower set into a glazed screen, half pedestal wash basin with chrome mixer tap, close coupled WC, tiled walls, tiled vinyl flooring, chrome towel radiator and double glazed window to the rear elevation.



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## Outside - Front

Approached over a large tarmac driveway providing ample off road parking for several vehicles and having an electric car wall mounted charger, a lawned garden to the side, matured shrubs, trees and hedges.

## Garage Store 6' 0" x 9' 7" (1.83m x 2.92m)

Having an electric roller shutter door, power and lighting and integral door to the utility.

## Outside - Rear

Having a paved seating area leading onto a lawned garden having a garden shed and enclosed by wooden fence panelling.

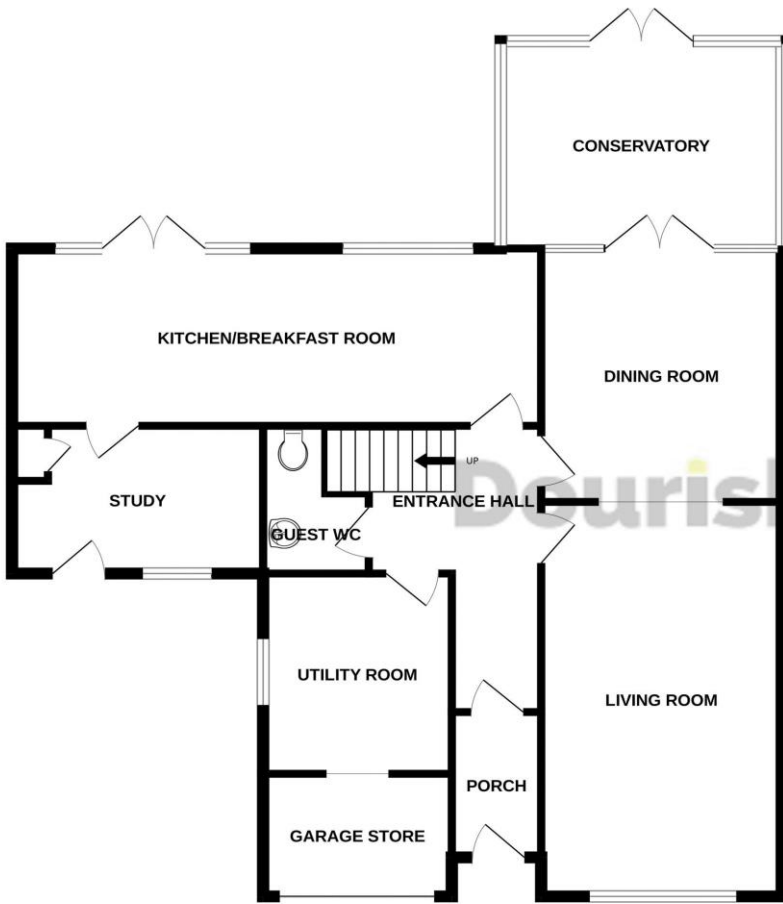
## ID Checks

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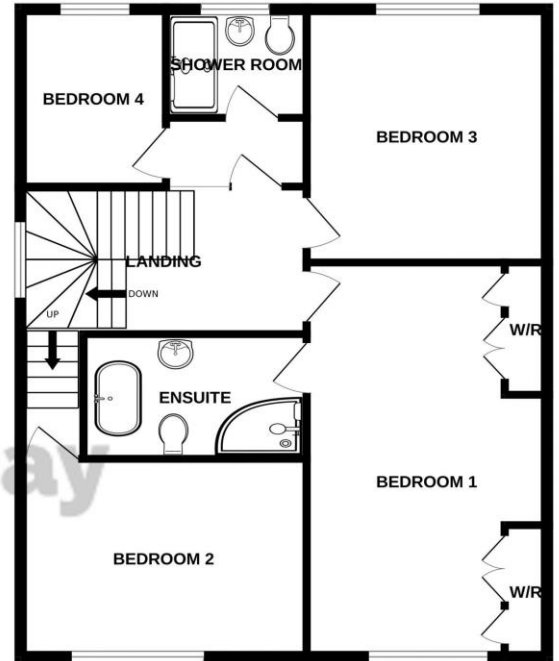




GROUND FLOOR  
1127 sq.ft. (104.7 sq.m.) approx.

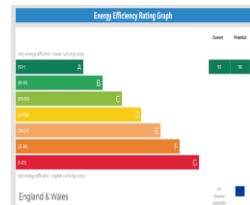


1ST FLOOR  
814 sq.ft. (75.6 sq.m.) approx.



TOTAL FLOOR AREA : 1940 sq.ft. (180.3 sq.m.) approx.

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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