



£425,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **B**

💷 COUNCIL TAX BAND: **E**

Hixon Stafford

Victoria Walk Hixon
Stafford Staffordshire ST18



THE HOME YOU'VE BEEN DREAMING OF!! This stunning four-bedroom detached family residence is bound to turn heads with its eye-catching exterior and expansive driveway the moment you arrive! Beautifully presented inside and out, this spacious home offers everything a growing family could need to create their perfect forever home.

Let's take a tour... Upon entering, you'll be greeted by a bright and welcoming hallway that sets the tone for the rest of the house. The ground floor boasts a stylish lounge with a log burner, a versatile dining room/snug, and a large kitchen/dining room equipped with integrated appliances—perfect for modern family life. There's also a convenient guest WC to complete the ground floor. Upstairs, you'll discover four generous bedrooms, including a master suite with its own en-suite, while the family bathroom caters to the rest of the household. But the magic doesn't end there! Outside, this corner-positioned property on Victoria Walk features a gated front garden, a spacious double-width driveway, and a double garage offering ample off-street parking. The real showstopper, though, is the large, beautifully landscaped rear garden, complete with a private raised decked seating area behind the garage—perfect for those summer evenings. Don't let this incredible home slip away—call us now to book your viewing!

- Spacious Detached House With Double Garage
- Living Room, Dining Room/Snug & Guest WC
- Large Kitchen/Dining Room with Integrated Appliances
- Four Good Sized Bedrooms
- En-Suite & Family Bathroom
- Large Driveway & Gardens

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

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Canopied Porch

Featuring an external wall fitted light and a double glazed composite entrance door leading through to the entrance hallway.

Entrance Hallway

A bright welcoming hallway with two double glazed windows a radiator, porcelain tiled floor and stairs to the first floor accommodation with an under stairs cloaks cupboard and shoe drawer.

Living Room 14' 11" x 14' 8" (4.54m x 4.47m)

A stunning spacious reception room featuring a log burner set onto a bricked hearth and surround two front facing double glazed windows, double glazed double doors which lead out to the rear garden, two radiators and a contemporary electric fire set within a modern surround which incorporates downlights.

Dining Room/Snug 11' 1" x 10' 0" (3.38m x 3.04m)

A second reception room which offers so much versatility for a family and features two double glazed windows and a radiator.



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Large Kitchen/Dining Room 22' 4" x 11' 1" (6.8m x 3.38m)

A stunning modern kitchen/diner which is fitted with a high quality range of wall, base and drawer units with wood effect worktops which incorporates a one and a half bowl sink drainer unit with mixer tap. Integrated appliances included within the kitchen consist of a oven, four ring gas hob with extractor over, dishwasher and a washing machine. The room also features three double glazed windows a radiator, porcelain tiled flooring and double glazed double doors which lead out to the rear garden.

Guest WC 3' 6" x 6' 4" (1.07m x 1.94m)

Having a side facing double glazed window, wood effect flooring, radiator and a white suite which consists of a WC and a pedestal wash hand basin with tiled splash backs.

First Floor Landing

Having a rear facing double glazed window, radiator and an airing cupboard.

Bedroom One 19' 11" x 11' 2" (6.08m x 3.41m)

A large double bedroom with two double glazed windows a radiator and a loft access hatch.

En-Suite Shower Room 7' 2" x 5' 2" (2.19m x 1.57m)

Having a double glazed window, radiator, wood effect flooring and a contemporary white suite which consists of a WC, pedestal wash hand basin and a tiled double shower cubicle.

Bedroom Two 14' 11" x 10' 2" (4.54m x 3.09m)

A second double bedroom with two double glazed windows and a radiator.

Bedroom Three 9' 7" x 10' 0" (2.93m x 3.05m)

A third double bedroom with two double glazed windows and a radiator.

Bedroom Four 11' 5" x 8' 10" (3.48m x 2.69m)

Having a double glazed window, radiator and a large built in cupboard.

Family Bathroom 7' 8" x 6' 3" (2.33m x 1.91m)

Having a double glazed window, radiator, wood effect flooring and a contemporary white suite which consists of a WC, pedestal wash hand basin with tiled splash back and a panelled bath with mixer fill tap and shower attachment.

Outside Front

A beautiful enclosed frontage featuring a gated pedestrian access which leads via a paved pathway to the main entrance door.

Outside Side/Rear

Situated to the side/rear of the property there is a large tarmac double width driveway which provides ample vehicle parking for a growing family. The driveway provides access to the double garage and the rear garden via a side gate.

Double Garage

A double detached garage with two up and over access doors.

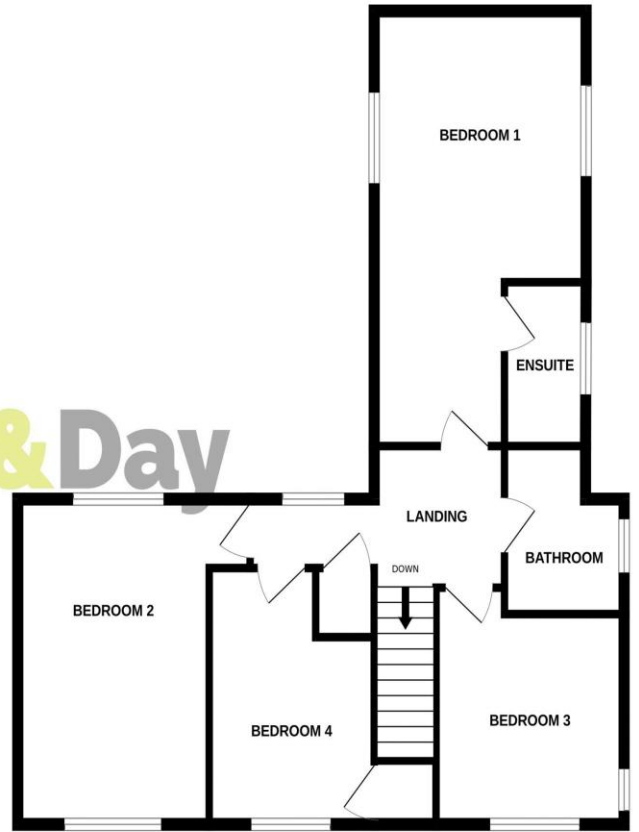
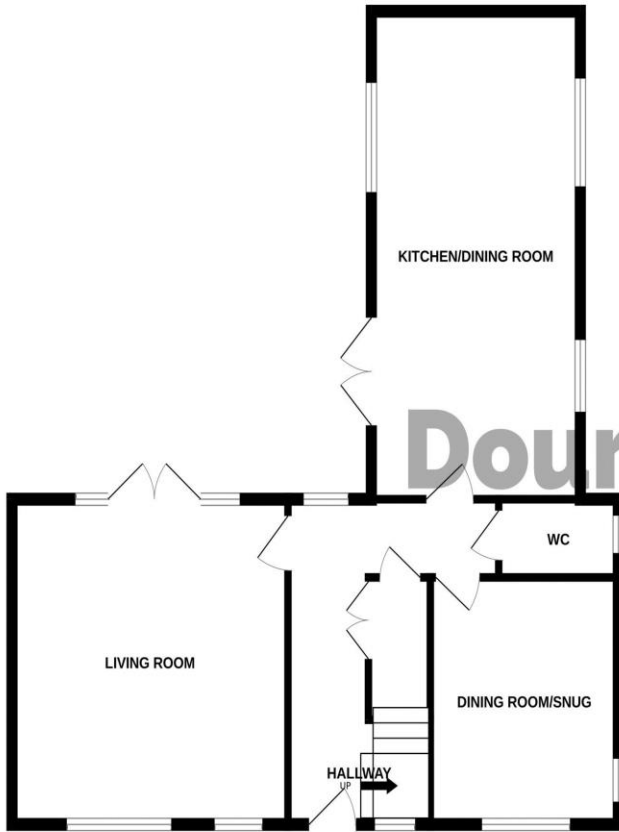
Outside Rear

A well maintained rear garden featuring a paved seating area which in turn leads to a lawned garden with raised planting beds. From the lawn there are steps up to a further raised private decked seating area situated behind the garages.



GROUND FLOOR

1ST FLOOR



Dourish & Day

Energy Efficiency Rating		Current	Potential
Energy efficient - lower rating costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(17-38)	F		
(1-16)	G		93
Less energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.EPCa.co.uk			

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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