



£425,000

🔑 TENURE: Freehold

📊 EPC RATING: B

🏠 COUNCIL TAX BAND: E

Hixon Stafford

Victoria Walk Hixon
Stafford Staffordshire



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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

01785 223344

hello@dourishandday.co.uk



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.

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.



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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.

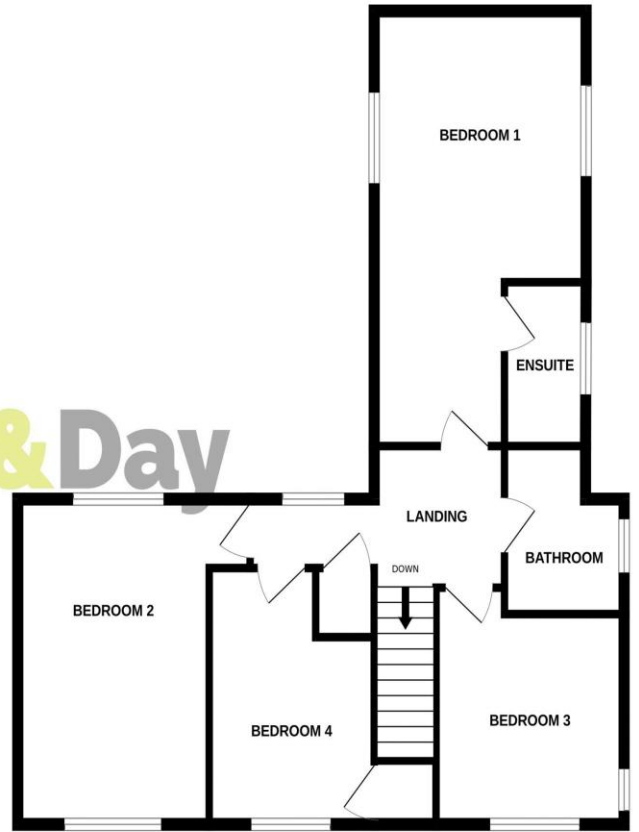
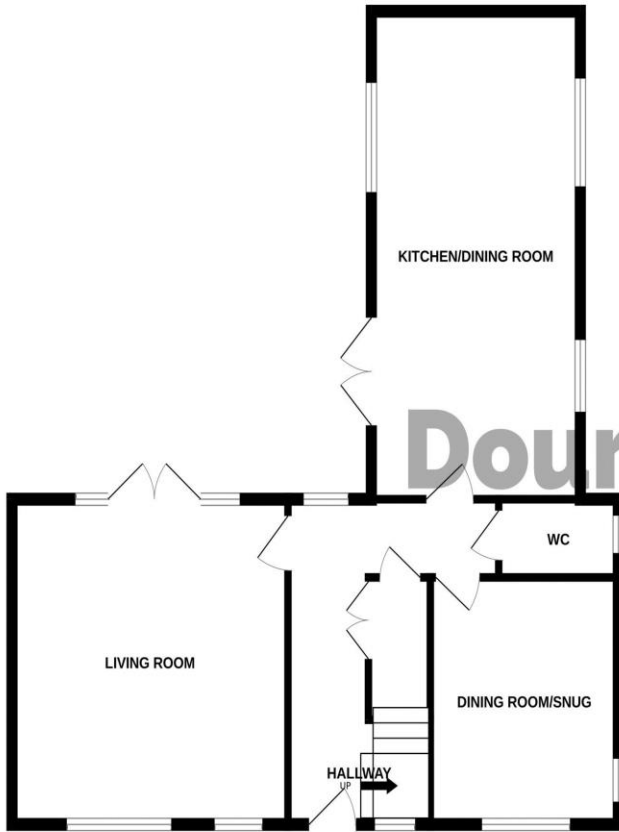
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GROUND FLOOR

1ST FLOOR



Dourish&Day

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower rating costs	(92+)		
A	(81-91)		
B	(69-80)		
C	(55-68)		
D	(39-54)		
E	(21-38)		
F	(13-20)		
G	(1-12)		
Very energy efficient - higher rating costs	(92+)	85	93

England & Wales
EU Directive 2002/91/EC
www.epcrea.com

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