



£335,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **B**

💷 COUNCIL TAX BAND: **E**

Hixon Stafford

Elizabeth Gardens Hixon
Stafford Staffordshire ST18



This impressive and contemporary four-bedroom detached family home is located in the sought-after and convenient village of Hixon, close to local schools, commuter routes, and village shops.

The interior features an inviting entrance hallway, a guest WC, a generous living room, and a spacious open-plan dining kitchen with a utility room and integrated appliances. Upstairs, there are four bedrooms, including a master with an en-suite, plus a family bathroom. Outside, the property benefits from a driveway, a detached single garage, and a well-maintained, private rear garden.

- Modern Detached Home In A Desirable Village
- Four Spacious Bedrooms, Master En-Suite
- Open-Plan Kitchen/Diner with Built-In Appliances
- Private Well Maintained Rear Garden
- Driveway Parking & Detached Single Garage
- Close To Schools, Shops & Commuter Links

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 Hallway

Accessed through a double glazed composite entrance door, having stairs off, rising to the first floor landing & accommodation, a storage cupboard, tiled flooring and a radiator.

Guest WC 5' 3" x 3' 0" (1.59m x 0.91m)

Fitted with a white suite, which consists of a low-level WC, and a pedestal wash hand basin with mixer tap. There is also tiled flooring and a radiator.

Living Room 19' 9" x 11' 5" (6.01m x 3.47m)

A bright & spacious dual aspect reception room with a front facing double glazed window, double glazed double doors leading into the garden, wood effect flooring and two radiators.

Kitchen & Dining Space 19' 7" x 11' 8" (5.98m x 3.55m)

A second bright & spacious dual aspect room, with a matching & modern range of wall, base & drawer units with fitted work surfaces over incorporating an inset stainless steel 1.5 bowl sink/drainers with mixer tap and an array of integrated/fitted appliances which include; electric oven/grill, 4-ring gas hob with hood over, integrated dishwasher & fridge/freezer. The room also benefits from having front & rear facing double glazed windows, tiled flooring & two radiators.



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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk

Utility Room 4' 8" x 6' 7" (1.43m x 2.0m)

Featuring fitted modern units with a worktop with an integrated washing machine. The room also benefits from having tiled flooring, a radiator and a double glazed rear door.

First Floor Landing

Having access to the loft space, a built-in cupboard & radiator.

Bedroom One 11' 2" x 11' 7" (3.40m x 3.54m)

A double bedroom which has a double glazed window to the rear elevation and a radiator. A further internal door leads into the En-suite shower room.

En-suite (Bedroom One) 4' 8" x 6' 6" (1.43m x 1.97m)

Fitted with a contemporary suite comprising of a low-level WC, a pedestal wash hand basin with mixer tap and a double tiled shower cubicle with a mains-fed mixer shower. The room also benefits from having tiled flooring, a chrome towel radiator and a double glazed window to the rear elevation.

Bedroom Two 9' 9" x 12' 0" (2.98m x 3.66m)

A second double bedroom with a double glazed window to the rear elevation and a radiator.

Bedroom Three 9' 9" x 10' 0" (2.97m x 3.05m)

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

Bedroom Four 8' 5" x 10' 2" (2.56m x 3.10m)

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

Bathroom 6' 2" x 6' 7" (1.89m x 2.0m)

Fitted with a contemporary suite which comprises of a low-level WC, a pedestal wash hand basin with mixer tap and a panelled bath with mixer tap and mains-fed shower over. The room also benefits from having tiled flooring, tiled walls, a radiator and a double glazed window to the front elevation.

Outside Front

the property sits behind a good size lawned front garden and to the side is approached over a tarmac driveway providing off-street parking and access to the single detached garage to the rear of the property.

Detached Garage

A single garage with an up and over garage door to the front elevation. Measurements: TBC

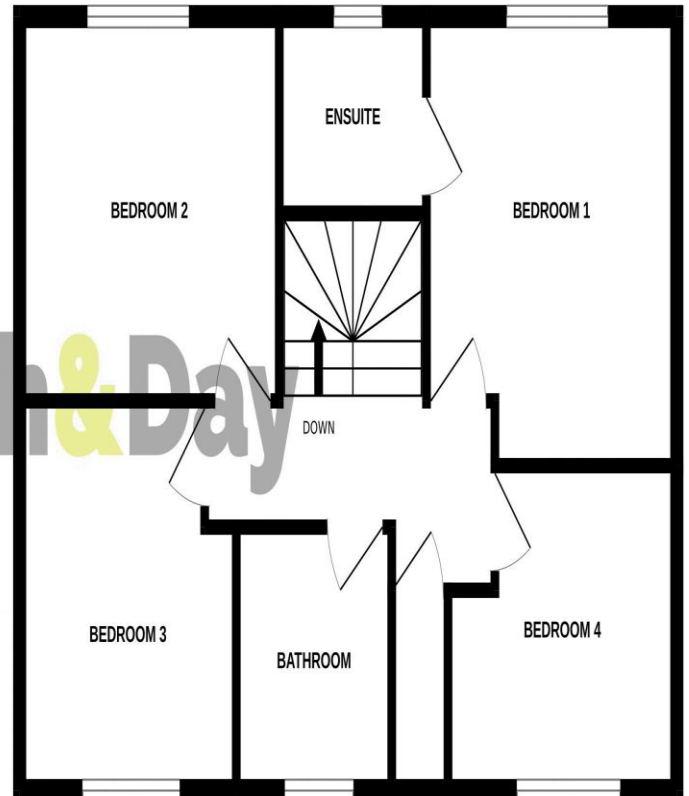
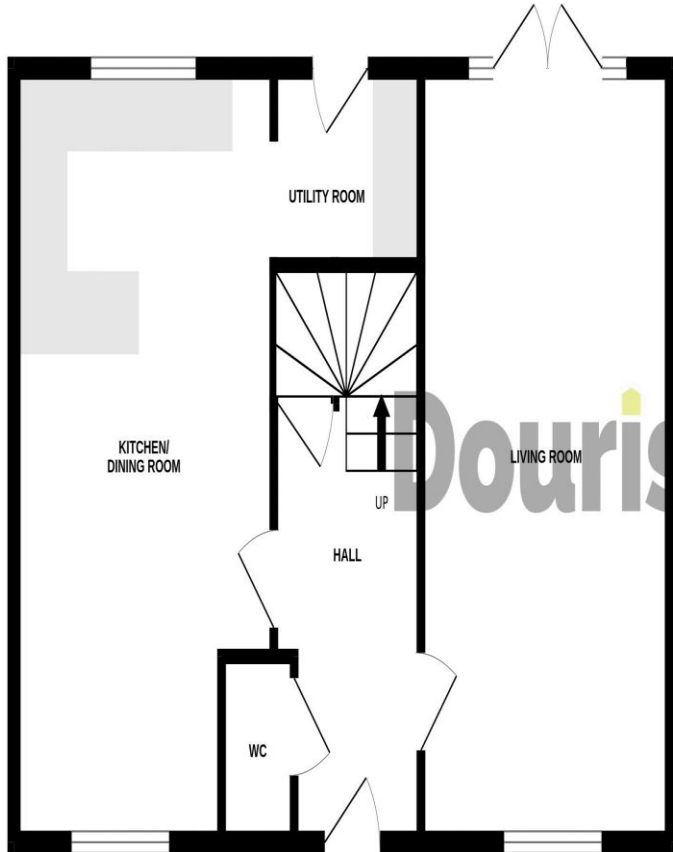
Outside Rear

A well-presented, private & enclosed rear garden that is laid mainly to lawn, featuring both paved & gravelled patio seating/outdoor entertaining areas with a variety of established planting beds. The garden also includes a Summerhouse.



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.

Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Energy efficient - lower running costs			
(92+)	A		94
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC
			www.ec.europa.eu



IMPORTANT NOTICE Dourish & Day for themselves and for the vendor or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Dourish & Day has any authority to make or give any representation or warranty whatever in relation to this property.

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk