



Hixon Stafford

Elm Crescent Hixon
Stafford Staffordshire

£310,000

As your family blossoms and flourishes space and peaceful both spring to mind. This incredible modern detached property is situated in the highly desirable village of Hixon, which is only a stones through from nearby shops. Internally the accommodation comprises an entrance hall, guest WC, living room, large open plan kitchen/diner and utility room. To the first floor there are four well proportioned bedrooms with the master bedroom boasting a modern contemporary en-suite shower room and a further contemporary family bathroom. Externally there is a driveway, garage with electric roller shutter door and an impressive private rear garden which is laid predominantly with lawn and a large paved seating area.

- Modern Detached Family Home
- Four Well Proportioned Bedrooms
- Contemporary En-suite & Family bathroom
- Spacious Living Room & Open Plan Kitchen/Diner
- Utility Room & Guest WC
- Driveway, Garage & Private Rear Garden

Arrange a viewing...

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Dourish & Day

14 Salter Street, Stafford, ST16 2JU

Company reg: 10556155
VAT No: 261 6721 09



Entrance Hall

Having an entrance door a radiator, stairs to the first floor accommodation and doors leading through to the living room, open plan kitchen/dining room, guest WC and garage.

Guest WC 5' 9" x 4' 10" (1.75m x 1.47m)

With a side facing Upvc double glazed window, radiator and a suite consisting of a WC and a wash hand basin with mixer tap and cupboard below.

Living Room 15' 9" x 11' 7" (4.80m x 3.54m)

A bright spacious reception room featuring a front facing walking in Upvc double glazed bay window a radiator and a electric fire set within a surround.

Open Plan Kitchen/Dining Room 9' 5" x 19' 11" (2.87m x 6.08m)

A modern fitted kitchen consisting of a matching range of wall, base and drawer units with complimenting work surfaces which incorporates a sink drainer unit with mixer tap and appliances which include a double oven, hob with extractor and dishwasher. The kitchen also benefits from having two radiators a rear facing Upvc double glazed window and Upvc double glazed double doors leading directly out to the rear garden.

Utility Room 7' 5" x 3' 11" (2.26m x 1.20m)

With a rear facing Upvc double glazed window, Upvc double glazed side door a radiator and a wall and base unit with a worktop which incorporates a sink and offering spaces for appliances.



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First Floor Landing

Having a side facing Upvc double glazed window a radiator, storage cupboard a loft access point and doors leading to all the bedrooms and family bathroom.

Bedroom One 10' 2" x 13' 5" (3.09m x 4.09m)

Having three front facing Upvc double glazed windows a radiator and a built in wardrobe with sliding mirrored doors.

Luxury En-suite Shower Room 4' 4" x 8' 2" (1.31m x 2.48m)

Having a front facing Upvc double glazed window, heated towel radiator, ceiling spotlights and a contemporary suite consisting of a WC, vanity style wash hand basin with mixer tap and a large open ended shower cubicle.

Bedroom Two 9' 8" x 8' 8" (2.95m into wardrobe x 2.64m)

Having a rear facing Upvc double glazed window, radiator and a built in wardrobe with sliding mirrored doors.

Bedroom Three 7' 9" x 8' 2" (2.35m x 2.49m)

Having a rear facing Upvc double glazed window a radiator and a built in wardrobe with sliding mirrored door.

Bedroom Four 7' 8" x 7' 0" (2.34m x 2.14m)

Having a rear facing Upvc double glazed window a radiator and a built in wardrobe with sliding mirrored door.

Family Bathroom 6' 6" x 5' 7" (1.97m x 1.69m)

A modern bathroom with a side facing Upvc double glazed window, ceiling spotlights, heated towel radiator and a contemporary suite consisting of a WC, vanity style wash hand basin with mixer tap and a panelled bath with mixer fill tap and shower over.

Outside Front

The property is approached over a lawned garden and a driveway which in turn leads to the integral garage.

Garage

A single integral garage with an electric roller shutter door and a rear internal door leading to the entrance hall.

Outside Rear

A private enclosed rear garden which is laid mainly to lawn with a paved patio seating area.



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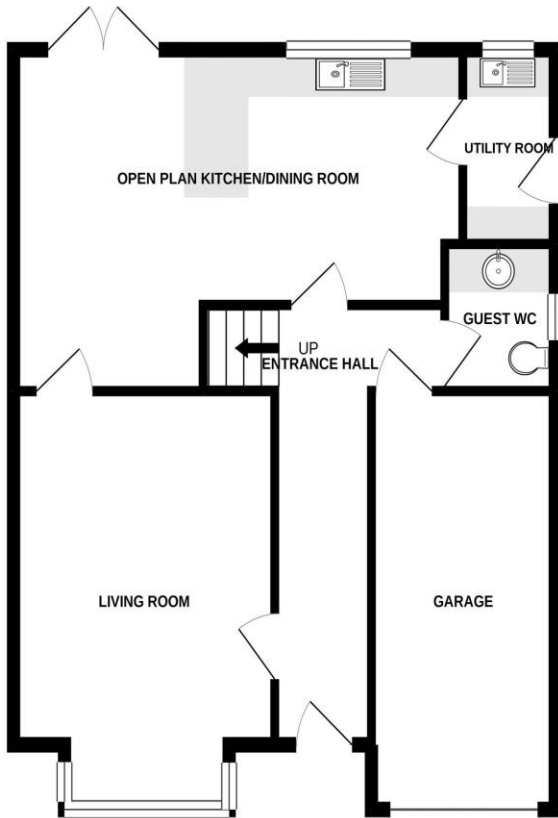
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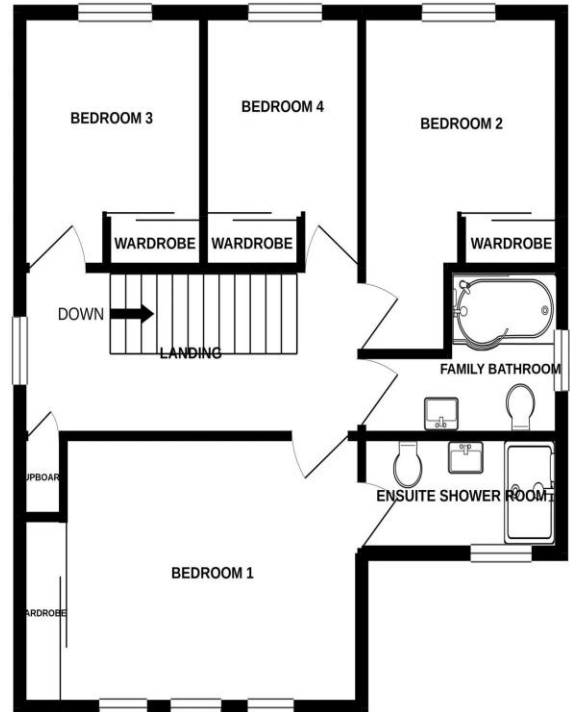
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GROUND FLOOR
676 sq.ft. (62.8 sq.m.) approx.



1ST FLOOR
586 sq.ft. (54.4 sq.m.) approx.



TOTAL FLOOR AREA : 1262 sq.ft. (117.2 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	67	79
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



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