



Lancaster Close, Hixon, Stafford

£425,000

- Detached Three Bedroom Bungalow With No Upward Chain
- Contemporary & Immaculate Presentation Throughout
- Fabulous Kitchen Diner, Bathroom, En-Suite & Utility
- Within A Gated Community Of Just Six Properties
- Garage & Off Road Parking
- Beautifully Presented Rear Garden



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DESCRIPTION

Not many properties can capture the perfect blend between modern living, a stunning location and spacious accommodation, but this three bedroom detached bungalow in Lancaster Close in the Village of Hixon has certainly done just that! Sitting behind secure, electric gates, within a community of just six properties, this 2017-built luxury bungalow is presented impeccably throughout, comprising a large living room, contemporary kitchen/diner, stunning bathroom and three generous double bedrooms, one with its own ensuite and dressing area and the third having the potential to be a separate dining room instead. As well as sitting behind electric gates, the property has the additional benefit of a security alarm. With a larger than average garage with internal access also included, storage shouldn't be an issue either, as is often the case with newer properties. The garden is stunning and more mature than you'd

expect for a property of this age, with a wonderful mature frontage and rear garden with paved patio, colourful shrubs and a driveway to the front providing ample parking. Properties like this really don't come along very often, and when they do, they tend to be snapped up quickly so book in an early viewing to avoid disappointment!

ACCOMMODATION

ENTRANCE HALL

A front facing UPVC double glazed exterior door with double glazed panels inset opens to a through entrance hall, fitted with a tiled floor, two radiators and two useful storage cupboards whilst doors lead off to the accommodation.

LIVING ROOM 16' 6" x 12' 3" (5.04m x 3.74m)

A very spacious and bright living room is fitted with a radiator and rear facing UPVC double glazed French windows leading to the rear garden.

KITCHEN/DINER 13' 7" x 10' 8" (4.13m x 3.26m)

A generous and bright kitchen/diner is fitted with a range of matching base cabinets and wall units whilst a one-and-a-half bowl sink with chrome mixer tap is set into the work surface. There are a range of integrated Bosch appliances, such as a dishwasher, four ring induction hob set into the work surface with matching extractor hood above and eye level integrated double oven. There is also an integrated refrigerator/freezer. The kitchen diner benefits from a tiled floor, radiator, recessed ceiling spotlights and rear facing UPVC double glazed French doors to either side leading out to the garden.

UTILITY ROOM 10' 10" x 4' 11" (3.30m x 1.50m)

The utility room is fitted with matching base cabinets and wall units to those in the kitchen with space for both a washing machine and tumble dryer. There is a stainless steel sink set into the work surface with chrome mixer tap, a radiator and side facing UPVC double glazed exterior door with double glazed panels inset leading out to the garden.

MASTER BEDROOM 13' 2" (max into bay) x 13' 0" (4.02m (max into bay) x 3.96m)

A very generous Master bedroom is fitted with a radiator and front facing UPVC double glazed bay window. The Master comes with its own walk in dressing room and en-suite.

DRESSING AREA

A recess leads through to a dressing area with a considerable amount of built in wardrobe space.

EN-SUITE

A contemporary en-suite is fitted with a white suite, comprising a low level flush WC, wall mounted wash-hand basin with chrome mixer tap and a walk in shower enclosure with rainfall style showerhead and separate showerhead attachment. There is also a wall mounted chrome heated towel rail whilst the walls and floor are fully tiled with underfloor heating. The en-suite also benefits from having recessed ceiling spotlights and an extractor fan.

BEDROOM TWO 12' 1" (max into robes) x 8' 9" (3.69m (max into robes) x 2.67m)

A second double bedroom is fitted with a front facing UPVC double glazed window, radiator and full width built in wardrobes with mirror fronted sliding doors.

BEDROOM THREE/DINING ROOM 13' 5" x 9' 4" (4.09m x 2.84m)

A flexible room, bedroom three/the dining room is fitted with a radiator and rear facing UPVC double glazed window overlooking the garden with a door leading through to the kitchen/diner.



BATHROOM

A spectacular and contemporary bathroom is fitted with a white suite, comprising a low level flush WC, wall mounted wash-hand basin with chrome mixer tap, walk in shower enclosure and panelled bath also with chrome mixer tap. The walls and floor are fully tiled whilst there is underfloor heating, a wall mounted chrome heated towel rail, side facing UPVC double glazed window and an extractor fan.

GARAGE 18' 10" x 8' 11" (5.75m x 2.73m)

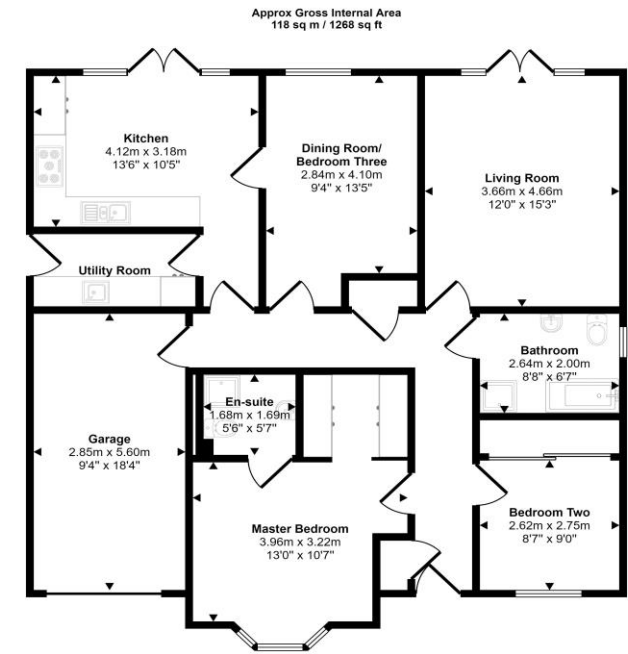
A remote control up-and-over garage door opens to a garage, fitted with lighting and power whilst a side facing door provides internal access. The garage also houses the central heating boiler.

EXTERIOR

The property sits on an attractive plot within a gated community of just six properties. Electric wrought iron gates open to a tarmac shared driveway providing access to each property. This particular property benefits from a double width private tarmac driveway with an attractive slate chipped area to one side with mature shrubs inset. Separate gates lead down both sides of the property to provide access to the rear garden. To the rear is a generous garden with slab paving featured throughout, with an artificial lawn within and a range of mature shrubs and trees embedded into stone beds. To the very rear is a contemporary garden shed with double doors and two windows, also benefitting from having its own lighting and power.

Tenure: Freehold **Local Authority & Council Tax Band:** Stafford Borough Council / E **Services:** We understand that the property is connected to mains gas, electric, water and drainage.

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Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		