



Vicarage Way, Hixon, Stafford. ST18 0FT

welcome to

Vicarage Way, Hixon, Stafford

Bagshaws Residential welcome to the market this EXTENDED semi detached property offering excellent family accommodation over three floors comprising: ent hall, kitchen diner, lounge, utility are, guest cloakroom, four bedrooms, TWO EN SUITES, family bathroom. Drive, rear garden and converted garage.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Access to the property is gained via driveway leading to:

Entrance Door:

Under storm canopy; leading into:

Entrance Hall:

With tiled flooring; storage cupboard; door off to:

Kitchen Diner:

18' 8" max x 13' 6" max (5.69m max x 4.11m max)

A fitted kitchen comprising one and a half bowl sink and drainer set in a base unit; further base, wall and drawer units; complementary granite work surface; cupboard housing the combi boiler; integrated electric oven; gas hob with cooker hood over; dishwasher; wood effect flooring; complementary tiling; two double glazed window to the front elevation; door leading out to the rear elevation; door leading into utility area; door to:

Lounge:

18' 4" max inc stairs x 13' 5" max (5.59m max inc stairs x 4.09m max)

With two double glazed windows to the side and one to the rear elevation; feature fireplace housing a gas fire; two central heating radiators; stairs to the first floor accommodation; door leading into:

Conservatory:

12' 1" x 9' 4" (3.68m x 2.84m)

Being of uPVC construction on dwarf brick wall with central heating radiator, our vendor advises that the roof has been fully insulated; door leading out to the rear garden.

Utility Area:

used as utility area with plumbing for washing machine and built in storage; door leading into:

Guest Cloakroom:

With low level wc; wash hand basin; understairs storage area.

Stairs from Lounge:

Leading to:

First Floor Landing:

Having central heating radiator; doors off to:

Bedroom Two:

11' 11" x 10' 9" (3.63m x 3.28m)

Having double glazed window to the front elevation; built in wardrobe, central heating radiator; door leading into:

En Suite:

Having shower cubicle with wall mounted shower; wash hand basin and low level wc set in a vanity unit; double glazed window to the front elevation; heated towel rail; wall mounted LED mirror.

Bedroom Three:

10' 3" x 9' max (3.12m x 2.74m max)

With double glazed window to the rear elevation; central heating radiator.

Bedroom Four:

7' 6" excluding wardrobes x 7' (2.29m excluding wardrobes x 2.13m)

With double glazed window to the rear elevation; built in double storage, central heating radiator.

Family Bathroom:

Having bath with mixer taps and wall mounted shower over with side screen; low level wc and wash hand basin set in a vanity unit; complementary tiling; double glazed window to the side elevation.

Stairs Leading To:

Second Floor Bedroom One:

Part restricted head height. Four Velux windows to the front elevation; four double glazed dormer windows to the rear elevation; two built in wardrobes and extra eaves storage; sliding door leading into:

En Suite:

Having shower cubicle with wall mounted electric shower, including seating and inset storage, low level wc and wash hand basin set in a vanity unit; mirrored cabinet, double glazed window to the rear elevation.

Gardens:

To the front the driveway provides off road parking. The rear garden is laid to lawn with patio area adjoining to the front, having brick wall and timber fence boundaries.

Converted Garage:

With remote controlled electric roll up door, electric point and electric car charging point, outdoor water tap, Please note the garage has been part converted and used for storage only.

Please Note:

Photographs may have been taken using a wide angle lens. Council Tax Band C. We are advised by our vendor due to the significant extensions they have been advised the council tax may increase to a D Banding.



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welcome to

Vicarage Way, Hixon Stafford

- EXTENDED Semi Detached Property
- Accommodation over Three Floors
- Four Bedrooms. TWO EN SUITES. Family Bathroom
- Kitchen Diner. Lounge. Conservatory
- Converted Garage for storage. Drive & Rear Garden

Tenure: Freehold EPC Rating: Awaiting

£320,000



Please note the marker reflects the postcode not the actual property

view this property online bagshawsresidential.co.uk/Property/UTR109620



Property Ref:
UTR109620 - 0004

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