



Connells

Four Winds, Lea Road
Hixon Stafford



Property Description

Occupying an enviable position overlooking open fields to the front, this exceptional four-bedroom detached family home offers spacious, contemporary living and a high-specification finish throughout. Beautifully presented and maintained to an excellent standard, this outstanding property is perfectly suited to modern family life.

At the heart of the home is a superb open-plan kitchen, dining and living area, creating an impressive social space ideal for both everyday living and entertaining. Sliding patio doors open directly onto the rear garden, allowing natural light to flood the room and seamlessly connecting indoor and outdoor living.

The accommodation comprises four generous bedrooms and four bathrooms, including two stylish en-suite shower rooms, offering ample space and convenience for growing families and visiting guests alike.

Externally, the property continues to impress with a beautifully landscaped rear garden and a fantastic garden room. Featuring fitted Bluetooth ceiling speakers and tri-fold doors, this versatile space is perfect for entertaining, working from home, a gym, or simply relaxing while enjoying the garden setting.

Accessed via remote-controlled electric gates, the property benefits from an attractive in-and-out driveway providing ample off-road parking. There is also a substantial double garage with an electric remote-controlled garage door. Additional features include Hive smart heating controls, enhancing both comfort and efficiency.

Lounge

23' 5" x 15' (7.14m x 4.57m)

Having UPVC double glazed window to front and sides, UPVC double glazed patio doors leading to rear garden, inset gas fire place, wall lighting, TV point, radiator and carpet flooring.

Office

12' 2" x 10' 8" (3.71m x 3.25m)

Having UPVC double glazed window to front, radiator and light oak wooden effect flooring.

Open Plan Kitchen Diner

24' x 23' 10" (7.32m x 7.26m)

Having a UPVC double glazed window to the rear and sides along with double glazed sliding patio doors to the rear garden. This open plan kitchen offers a dining area and living area combined. The kitchen compromises of wall and base units with work surfaces over with the centre island benefiting from black granite work top with built in sink drainer, The centre island also offers further storage space under. This stylish kitchen also provides a spacious cooking area with integrated mid level ovens and grills and upper separate microwave, there is a 5 ring gas hob with cooker extractor over with built in lighting, space for American style fridge freezer, separate living area with TV points and transitioning Karndean flooring from tile to wood effect into the living area.

Utility

8' 2" x 6' 1" (2.49m x 1.85m)

Having a UPVC double glazed window to rear and door to rear garden, wall and base units with work surfaces over, sink drainer space under for washing machine and dryer and Karndean flooring.

Downstairs Bathroom

Having a UPVC double glazed obscured glass window to rear, W.C, Wash hand basin with vanity providing extra storage with surfaces over, extractor fan, Jacuzzi bath and part tiled walls and flooring.

Landing

Having stairs leading from entrance hallway to first floor landing, UPVC double glazed window to rear and additional sky light windows, fitted corner work desk, storage cupboard and doors leading to:

Master Bedroom

17' 3" x 15' 7" (5.26m x 4.75m)

Having UPVC double glazed window to front over looking countryside views and window to rear, fixed centre island bed with fitted units to side, full length fitted wardrobes and dresser, carpet flooring and door leading to En-suite.

En-Suite

Having a double glazed skylight, shower cubicle with mains shower over, W.C, wash hand basin, LED back lit mirror and radiator.

Bedroom Two

15' 9" x 10' 2" (4.80m x 3.10m)

Having a Juliet style balcony to rear and skylight, radiator, carpet flooring and door leading to En-suite.

En-Suite

Having a double glazed skylight, shower cubicle with electric shower over, W.C, wash hand basin, LED back lit mirror and radiator.

Bedroom Three

12' 2" x 9' 10" (3.71m x 3.00m)

Having a UPVC double glazed window to front, fitted wardrobes and dresser, radiator and carpet flooring.

Bedroom Four

13' 2" x 10' 1" (4.01m x 3.07m)

Having a UPVC double glazed window to front, fitted wardrobes and dresser, radiator and carpet flooring.

Family Shower Room

Having double glazed sky lights, wash hand basin vanity, W.C , shower cubicle with mains shower, LED back lit mirror and additional storage space.

Externally

Approached via an impressive electric gated in and out driveway, the property enjoys a beautifully landscaped frontage with a circular lawned feature and established planting, creating an attractive first impression. The elevated position offers delightful open views across the surrounding countryside, providing a wonderful sense of space.









Total floor area 270.3 m² (2,909 sq.ft.) approx

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.propertybox.io

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EPC Rating: C Council Tax
Band: E

Tenure: Freehold

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