

The Croft

Hixon, Stafford, ST18 0PX

John 
German





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Offers over £250,000

This well presented three bedroomed semi detached family home has beautifully presented gardens and is situated in the popular village of Hixon within easy reach of Stafford, Uttoxeter and Stone.

Hixon is an exceptionally popular village with a welcoming country pub, local shop/post office, primary school and village church. It is well positioned for commuters; the county town of Stafford is approximately 8 miles away and has an intercity railway station with regular trains to London Euston taking only approximately one hour and twenty minutes. Junction 13 of the M6 motorway provides access into the national motorway network and M6 Toll.

Accommodation - An entrance hall has stairs to the first floor and door into the living room having a feature gas fire and bay window to the front. An opening leads to the dining room overlooking the rear aspect and has a door to the modern kitchen equipped with an excellent range of base and wall units, a white ceramic sink with drainer, induction hob with a pyrolytic self-cleaning oven below and spaces for an integrated dishwasher and fridge/freezer.

A spacious utility room is located off the side of the kitchen and has doors to both the front and rear of the property. It has matching units, a stainless-steel sink and drainer, space and plumbing for a washer and separate dryer. A door leads to a two-piece guest WC with a chrome heated towel rail.

On the first floor are three bedrooms, two of which are double both with built-in wardrobes and a third single bedroom or ideal as a home office.

The refitted modern shower room has floor to ceiling tiling, WC, wash hand basin, a mirrored storage unit and a spacious double shower with rainfall shower attachment.

Outside the property has a beautiful front garden with paved path and a fantastic array of plants and shrubs.

The rear garden has been wonderfully landscaped with various plants and shrubs, paved paths, lawn and a patio seating area. A gate at the rear gives access to parking for two cars and a garage. The garage is accessed via a shared road to the side of the property.

Notes: The property has had treatment for Red Ash, completed in 2025.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.environment-agency.co.uk www.staffordbc.gov.uk

Our Ref: JGA/08062020/19122025

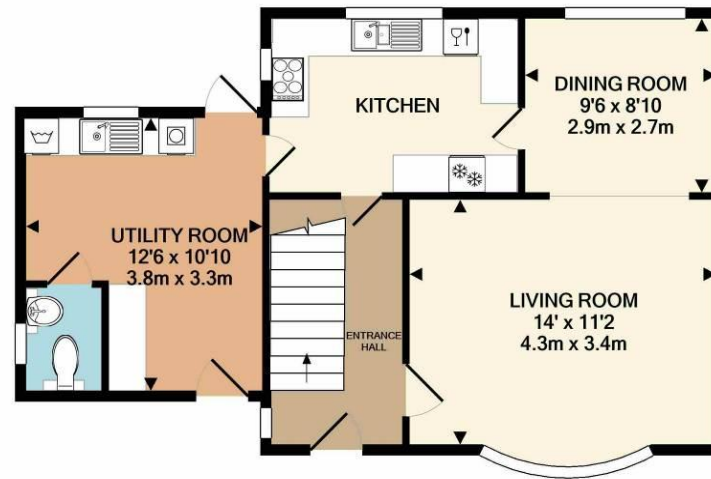
Local Authority/Tax Band: Stafford Borough Council / Tax Band B

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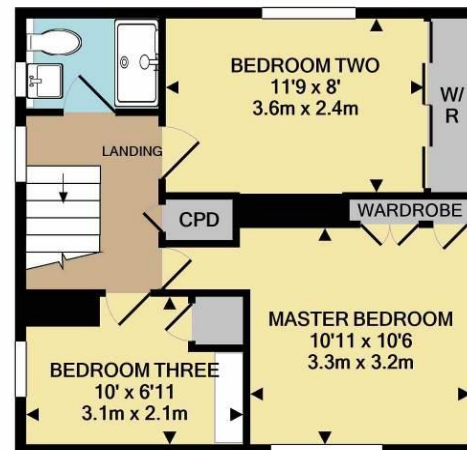
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GROUND FLOOR



1ST FLOOR

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Agents' Notes

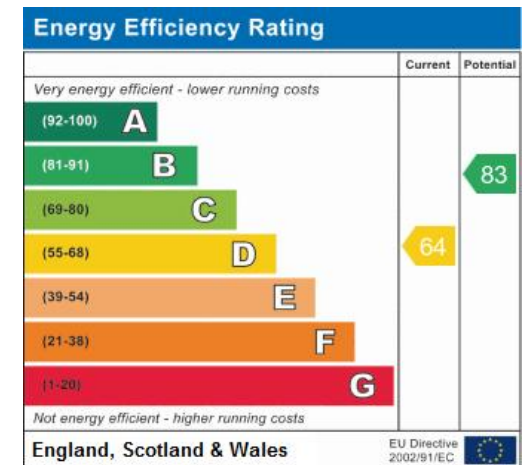
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