

Walnut Crest

Hixon, Stafford, ST18 0NS



An delightful detached bungalow occupying a lovely plot with extensive frontage providing parking for numerous cars, and an attractive and easily maintained rear garden.

£320,000



John German

The reception hall provides a light and airy introduction to this lovely bungalow, with hard flooring which extends into the two bedrooms. One of the bedrooms benefits from an en suite having a shower, wash basin, WC and full tiling. The other bedroom has built-in wardrobes.

The attractive bathroom comprises bath with a traditional mixer tap plus shower and screen above, wash basin with integrated cupboard beneath, WC, full tiling and a linen cupboard.

The delightful lounge has a traditional fireplace and a patio door to the conservatory which has the considerable advantage of having a lightweight pitched roof.

The kitchen is fitted with a range of units with contrasting worksurfaces, a stainless steel sink and drainer, and an integrated hob and oven.

There is also a small study located off the hall.

The bungalow stands well back from the road beyond a spacious tarmac drive leading to the single garage, plus an equally spacious block paved area which can provide further parking. The lovely rear garden has been thoughtfully designed for ease of maintenance, having a block paved sun terrace and path, ornamental chipped areas with trees and bushes and circular features. There is also a summer house and shed (please note the garden ornaments aren't included in the sale).

Hixon is a very popular village, with local shops, takeaways, a country pub, primary school and church.

Agents notes: The Land Registry documents refers to rights and covenants and a copy of which is available upon request.

It is quite common for some properties to have a Ring doorbell and internal recording devices.

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

Property construction: Standard

Parking: Drive & garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/21072026

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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