



£300,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **C**

💷 COUNCIL TAX BAND: **D**

Hixon Stafford

Elm Crescent Hixon
Stafford Staffordshire



If your thinking of moving on up the housing ladder and want a beautifully presented, detached house in a desirable Village location, then look no further the hunt is over, this superb three double bedroom detached home is situated in a small cul-de-sac within the well regarded semi rural Village of Hixon which enjoys nearby shops and amenities as well as excellent commuter links.

Internally the accommodation comprises of an entrance porch, entrance hallway, open plan lounge diner, fitted kitchen and study/sitting room as well as a guest W.C. To the first floor there is a stunning refitted family bathroom, three double bedroom, all having fitted wardrobes, bedroom one has a refitted contemporary style En-suite. Externally the property enjoys ample off road parking and a landscaped rear garden with cut Indian stone patio.

- Superb 3 Double Bedroom Detached House
- Study/Sitting Room & Lounge Diner
- Guest W.C, Refitted Bathroom & Refitted En-Suite
- Ample Off Road Parking & Landscaped Garden
- Desirable Village Location Close To Village Shops

You can reach us **9am to 9pm**, 7 days a week

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk



Entrance Porch

Modern composite double glazed door to storm porch, having quarry tiled flooring, and further glazed composite door to Entrance Hallway.

Entrance Hallway

Having wood effect flooring, radiator, stairs off, rising to the First Floor Landing & accommodation, internal doors off, providing access to;

Guest WC

Fitted with a white suite comprising low-level WC, wash hand basin with chrome mixer tap. There is splashback tiling, ceramic tiled flooring, radiator.

Living Room & Dining Area 29' 5" x 11' 7" (8.97m x 3.54m)

A substantial beautifully presented open-plan living & dining room having, wood effect flooring, two radiators, media wall, inset electric remote controlled pebble effect fire, coving, double glazed window to front elevation, double glazed sliding doors to rear elevation.



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Study 10' 5" x 8' 6" (3.17m x 2.58m)

Having fitted bespoke desk & drawers with storage units under, wood effect flooring, radiator, coving, double glazed window to front elevation.

Kitchen 12' 10" x 9' 1" (3.92m x 2.77m)

Fitted with a matching range of contemporary styled wall, base & drawer units with work surfaces over incorporating an inset stainless steel sink with chrome mixer tap. Appliances include; induction hob with extractor over, integrated oven/grill, with space & plumbing for appliance(s). There is wood effect flooring, splashback tiling, double glazed window & door to rear elevation.



First Floor Landing

Having access to loft space, internal doors off to all Bedrooms & Bathroom.

Bedroom One 11' 10" x 11' 1" (3.61m x 3.37m)

Having two double glazed windows to front elevation, radiator, fitted wardrobes with mirrored sliding doors, internal door to En-suite.

En-suite (Bedroom One)

Fitted with a modern contemporary style suite comprising of; ceramic tiles shower cubicle housing mains-fed shower, wash hand basin with chrome mixer tap & cupboard beneath, enclosed dual-flush low-level WC. There is ceramic tiled walls, ceramic tiled flooring, chrome towel radiator, shaver point, double glazed window to front elevation.



Bedroom Two 9' 11" x 10' 11" (3.03m x 3.32m)

A second double bedroom having, built-in wardrobe with sliding mirrored door, radiator, double glazed window to rear elevation.

Bedroom Three 10' 1" x 7' 7" (3.07m x 2.32m)

A second double bedroom having, built-in wardrobe with sliding mirrored door, radiator, double glazed window to rear elevation.



Bathroom 7' 4" x 6' 5" (2.23m x 1.95m)

Fitted with a contemporary styled white suite comprising; feature freestanding "slipper" bath with chrome mixer tap & shower attachment, oval shaped wash hand basin with freestanding chrome mixer tap set onto top with storage drawers beneath, low-level WC. There is ceramic tiled walls & flooring, contemporary style chrome towel radiator, inset ceiling downlighting, double glazed window to front elevation.



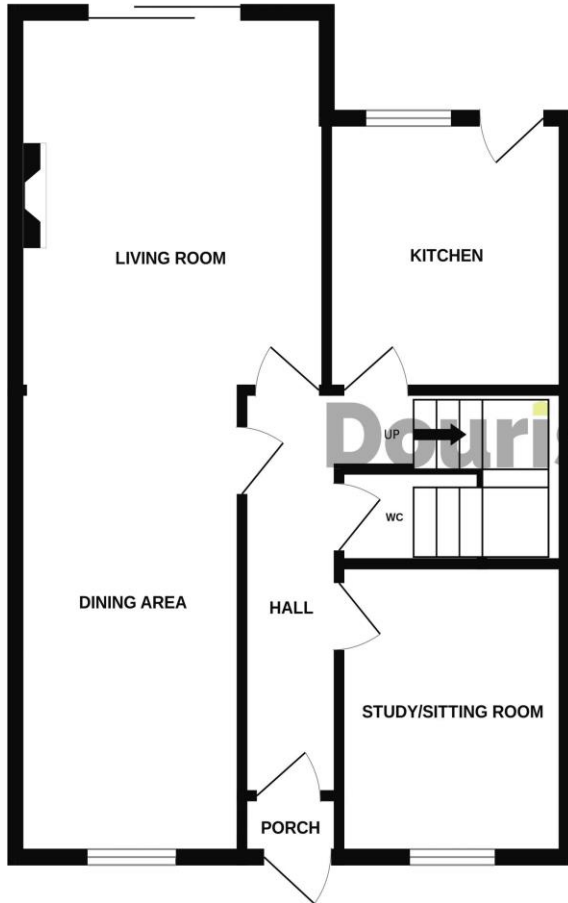
Outside Front

The property is approached over a tarmac driveway providing ample off road parking with secure gated side access to the rear garden.

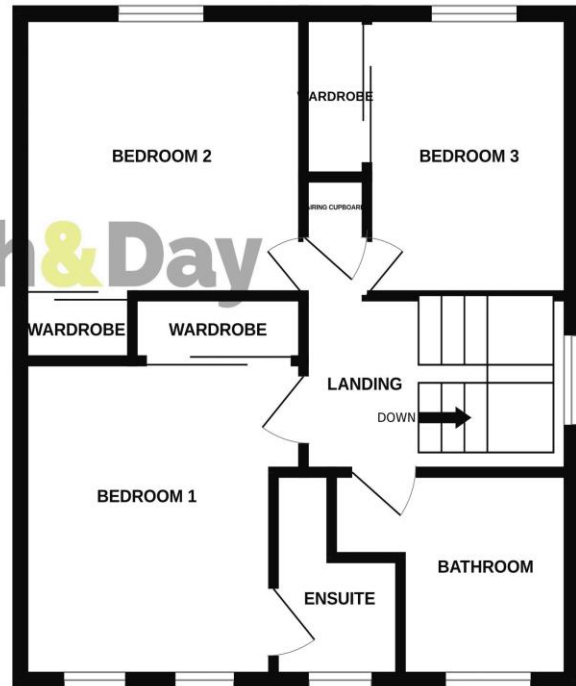
Outside Rear

A landscaped rear garden having a large cut Indian stone patio, raised sleeper bed, laid mainly to lawn, Indian stone path & garden shed.

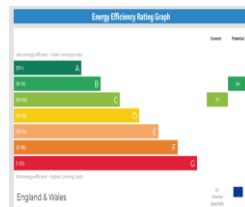
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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