



£340,000

🔑 TENURE: Freehold

📊 EPC RATING: D

🏠 COUNCIL TAX BAND: E

## Creswell Manor Farm Stafford

Hilcote Hollow Creswell Manor Farm  
Stafford Staffordshire



***Are you on the quest for the ideal home where you can infuse your personal touches? Look no further than this detached four-bedroom residence in Hilcote Hollow. Perfect for a growing family, this property boasts ample space.***

The exterior stands out, positioned back with a generous driveway providing abundant off-street parking and a double garage. Inside, the home features an inviting layout with an entrance hallway, guest WC, study, spacious living room, separate dining room, kitchen, and utility room. Upstairs, discover four well-proportioned bedrooms, with the principal bedroom having its own en-suite shower room, along with a family bathroom. Outside, the property sits on a charming plot with a spacious, well-established garden, ideal for family enjoyment. Ready to transform this house into your home? Call now to schedule a viewing!

- Spacious Four Bedroom Detached Family Home
- Living Room & Dining Room
- Kitchen & Utility Room
- Guest WC & Office
- Family Bathroom & En-Suite Shower Room
- Driveway, Double Garage & Large Rear Garden

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14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

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## Entrance Hall

Being accessed through a double glazed entrance door and having double glazed panels to the side, the entrance hall includes a radiator and stairs leading to the first floor accommodation.

## Guest WC 3' 7" x 8' 3" (1.08m x 2.52m)

Having a fitted suite including a vanity style wash hand basin with mixer tap and WC. Tiled effect floor, radiator and double glazed window to the side elevation.

## Living Room 15' 0" x 11' 6" (4.58m x 3.51m)

Having a living flame gas fire set within a decorative surround, radiator and double glazed bow window to the front elevation.

## Dining Room 10' 5" x 11' 6" (3.17m x 3.51m)

A second good-sized reception room having a radiator and double glazed double doors giving views and access to the rear garden.

## Study 7' 10" x 8' 3" (2.38m x 2.52m)

Offering versatile usage with a radiator and double glazed window to the front elevation.



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## **Kitchen** 13' 7" x 10' 3" (4.14m x 3.12m)

Having a range of matching units extending to base and eye level with fitted work surfaces with an inset one and a half bowl sink unit with mixer tap. Spaces for appliances, useful storage cupboard, tiled floor, radiator and double glazed window to the rear elevation.



## **Utility Room** 13' 7" x 5' 2" (4.15m x 1.58m)

Having fitted units with a sink unit and providing space for appliances. Wall mounted gas central heating boiler, tiled floor, radiator, double glazed window to the rear elevation and double glazed door to the side elevation.

## **First Floor Landing**

Having access to loft space.

## **Bedroom One** 12' 6" x 12' 7" (3.80m x 3.84m)

A generous sized main bedroom having built-in wardrobes, radiator and two double glazed windows to the front elevation.



## **Ensuite Shower Room** 6' 6" x 5' 5" (1.99m x 1.64m)

Having a fitted suite including a tiled shower cubicle with fitted shower, vanity style wash hand basin with mixer tap and WC. Tiled floor, radiator and double glazed window to the side elevation.

## **Bedroom Two** 12' 6" x 11' 9" (3.81m x 3.59m)

A second double bedroom having built-in wardrobes, radiator and two double glazed windows to the front elevation.

## **Bedroom Three** 9' 3" x 10' 11" (2.82m x 3.34m)

A third double bedroom having built-in wardrobes, radiator and double glazed window to the rear elevation.



## **Bedroom Four** 9' 10" x 8' 2" (2.99m x 2.49m)

Having a radiator and double glazed window to the rear elevation.

## **Family Bathroom** 6' 4" x 8' 2" (1.94m x 2.50m)

Having a suite which includes a panelled bath, separate tiled shower cubicle with mains fitted shower, pedestal wash hand basin and WC. Radiator and double glazed window to the rear elevation.

## **Outside - Front**

The property has a lawned front garden and a large tarmac driveway which provides off road parking and leads to:

## **Double Garage**

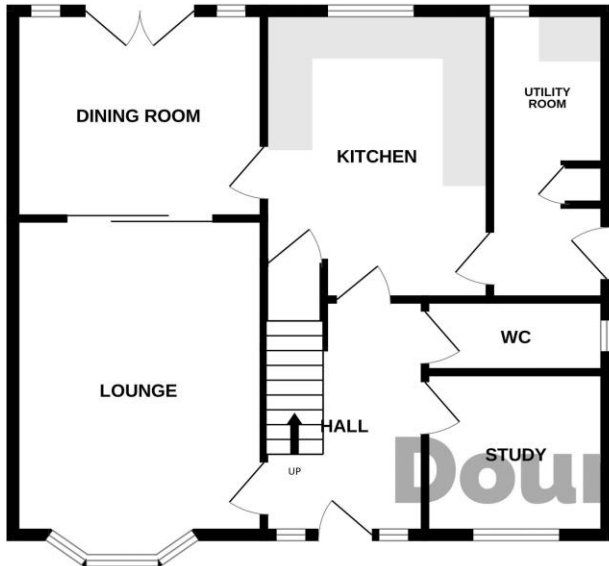
Having an up and over door to the front elevation.

## **Outside - Rear**

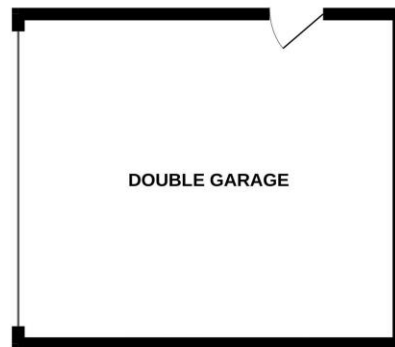
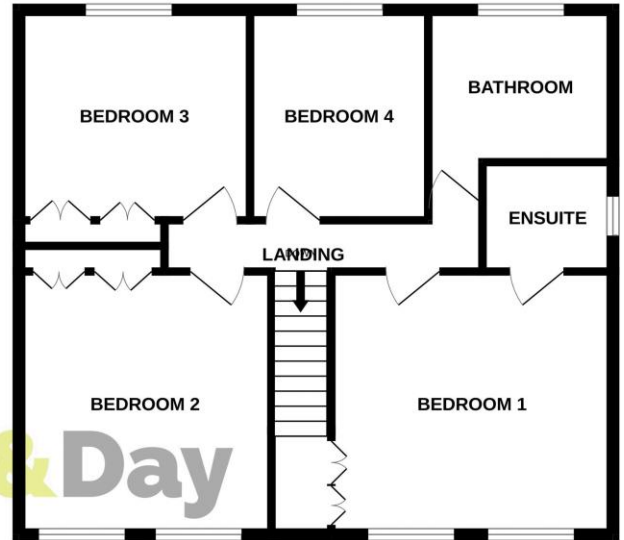
A generous sized enclosed garden being mainly laid to lawn and having patio seating area and mature beds with a variety of shrubs and trees.



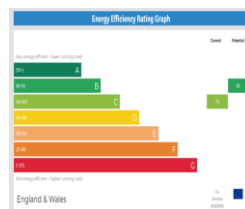
GROUND FLOOR



1ST FLOOR



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