

£260,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **D**

💷 COUNCIL TAX BAND: **C**

Hixon Stafford

Ridge Way Hixon
Stafford Staffordshire



PERFECT TO DOWNSIZE TO! This is a fine example of a neat and tidy three bedroom detached bungalow, offering comfortable living. This is certainly a property that will only truly be appreciated upon a detailed personal inspection. The accommodation is most deceptive! Do not just take our word for it, come and take a look for yourselves...we are sure you will all love it!

This well-loved bungalow enjoys a pleasant position within a popular and convenient village, which is sure to make it a firm favourite for many buyers. The outside space includes a driveway which provides off street parking, and a garage with roller shutter door. You will also find a lovely enclosed private garden to the rear which will make a great space to sit back and relax in. Internally, the well-planned layout boasts an entrance hallway, guest WC, spacious lounge/diner, kitchen, three double bedrooms and a shower room.

- Large Corner Plot Detached Bungalow
- Three Good Size Double Bedrooms
- Lounge/Diner & Spacious Kitchen
- Large Driveway & Single Garage
- Landscaped Private Rear Garden
- Located In A Highly Desirable Location

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14 Salter Street, Stafford, Staffordshire, ST16 2JU

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hello@dourishandday.co.uk



Entrance Hallway

Accessed through the main entrance door, having a radiator, and internal door(s) off, providing access to;

Guest WC 6' 7" x 3' 3" (2.01m x 0.99m)

Fitted with a suite comprising of a low-level WC, and a vanity style wash hand basin set into unit with storage beneath & chrome taps over. There is a radiator, and a double glazed window to the side elevation.

Living Room 17' 2" x 11' 7" (5.22m x 3.54m)

A spacious & bright living room which features a living flame gas fire set within a decorative stone fireplace on a matching hearth, and having a radiator and double glazed French doors providing views and access out to the rear garden.

Bedroom Three 11' 11" x 9' 0" (3.63m x 2.74m)

A good sized double bedroom which has a double glazed window to the front elevation, and a radiator.



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Kitchen 13' 2" x 7' 3" (4.02m x 2.22m)

Fitted with a matching range of wall, base & drawer units with fitted work surfaces over incorporating a stainless steel 1.5 bowl sink/drainers with chrome mixer tap above, and appliances which include an electric oven, and a 4-ring electric hob with an extractor hood over with space(s) available for further kitchen appliance(s). There are two useful built-in storage cupboards, one housing a wall mounted central heating boiler, ceramic splashback tiling to the walls, ceramic tiled flooring, electric radiator, a double glazed window to the rear elevation, and a double glazed door, also to the rear elevation leading out to the garden.

Bedroom One 13' 10" x 10' 0" (4.22m x 3.05m)

A spacious double bedroom which has a fitted double wardrobe, a double glazed window to the front elevation, and a radiator.

Bedroom Two 10' 8" x 9' 11" (3.24m x 3.02m)

A second double bedroom which has a double glazed window to the front elevation, and a radiator.

Shower Room 6' 3" x 6' 11" (1.90m x 2.12m)

Fitted with a white suite comprising of a low-level WC, a pedestal wash hand basin with chrome mixer tap over, and a double width screened shower cubicle housing a mains-fed shower. There is part-ceramic tiling to the walls, a radiator, and a double glazed window to the side elevation.

Outside Front

The property sits on a large enviable corner plot and is approached over a large double width block paved driveway providing access to the main entrance door, and continues to the side of the property providing ample off-road parking and access to the single garage.

Garage 16' 6" x 7' 11" (5.02m x 2.42m)

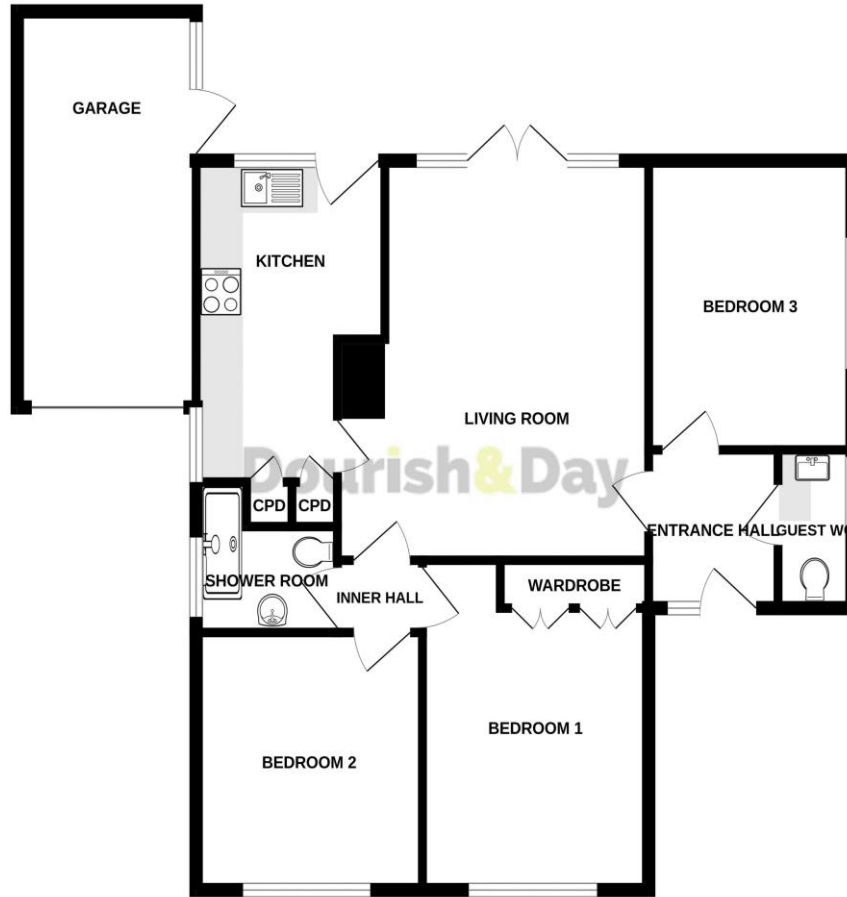
A single garage having a roller shutter door to the front elevation, a further glazed pedestrian door to the rear elevation providing access from/to the rear garden. The garage also benefits from having both power & lighting installed with the additional benefit of an external cold water tap supply.

Outside Rear

A spacious private & well-maintained rear garden, being laid mainly to lawn with established plants & shrubs to the borders, and a block paved seating area to the side divided by a small natural stone brick wall. The garden also includes a greenhouse, and is enclosed by mature hedging.



GROUND FLOOR
896 sq.ft. (83.3 sq.m.) approx.



TOTAL FLOOR AREA: 896 sq.ft. (83.3 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92+)		
A	(81-91)		
B	(69-80)		
C	(55-68)		83
D	(39-54)		
E	(21-38)		
F	(13-20)		
G	(1-12)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.ec.europa.eu			



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