



£260,000

KEY TENURE: Freehold

ENERGY EPC RATING: D

COUNCIL TAX BAND: C

Hixon Stafford

Highfield Road Hixon
Stafford Staffordshire

 3  1  2

Are you tired of endless property searches, yearning for your dream home? Today marks the end of that journey and the beginning of a new chapter, as we introduce this three-bedroom detached family home.

Located in Hixon a highly regarded village location, close to convenient amenities and commuter links, this property makes an ideal family home. Step inside to discover an inviting entrance hallway leading to a comfortable living room, a spacious dining room, and a kitchen. Upstairs, three bedrooms await, along with a modern family shower room, providing ample space and comfort for all. Outside, a driveway leads to a single garage, complemented by a front lawned garden and a rear garden offering a peaceful retreat. So, Don't miss out on this incredible opportunity to make this lovely family home yours!

- Detached Three Bedroom Family Home
- Living Room & Dining Room
- Three Bedrooms & Shower Room
- Bus Routes & Village Amenities
- Driveway With Private Garden & Garage
- Located In A Highly Regarded Village

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 Hall

Being accessed through a double glazed entrance door with a tiled floor and under stairs storage cupboard.

Living Room 13' 6" x 14' 1" (4.11m x 4.30m)

Having an electric fire set on a granite hearth with matching surround, stairs leading to the first floor landing, radiator and double glazed window to the front elevation.

Dining Room 12' 0" x 9' 0" (3.66m x 2.75m)

Being currently used as a bedroom, this versatile room offers space for a dining table and chairs and includes a radiator and double glazed window to the rear elevation.

Kitchen 15' 8" x 7' 11" (4.78m x 2.41m)

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



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First Floor Landing

Having access to loft space, airing cupboard with gas boiler and double glazed window to the side elevation.

Bedroom One 13' 7" x 11' 0" (4.13m x 3.36m)

A double bedroom having a radiator and double glazed window to the rear elevation.

Bedroom Two 12' 0" x 9' 2" (3.65m x 2.80m)

A further double bedroom having a radiator and double glazed window to the front elevation.

Bedroom Three 7' 10" x 7' 10" (2.40m x 2.39m)

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

Shower Room 9' 1" x 5' 11" (2.76m x 1.80m)

Having a white suite comprising of a shower cubicle with mains shower, wash hand basin set within a vanity unit with chrome mixer tap and cupboard beneath and WC with enclosed cistern. Tiled walls, tiled effect floor, chrome towel radiator and double glazed windows to the side rear elevation.

Outside - Front

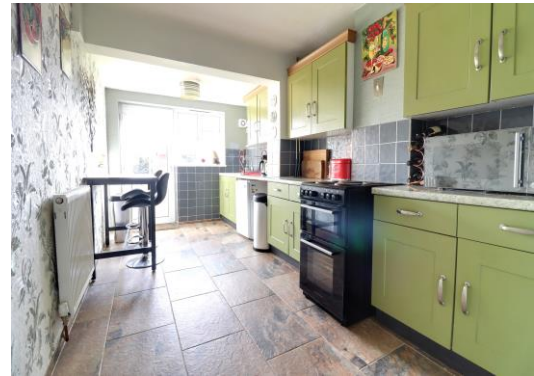
The property is approached over a driveway which allows off-road parking for several vehicles with a lawned garden to the side having mature shrubs and hedges. The drive leads to:

Garage 16' 1" x 7' 7" (4.89m x 2.30m)

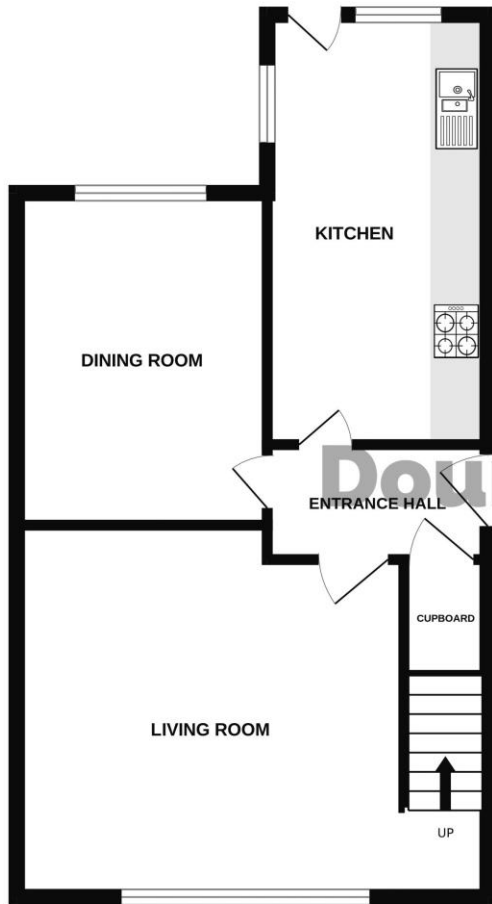
Having an up and over door, power, lighting and a double glazed door and double glazed window to the rear garden.

Outside - Rear

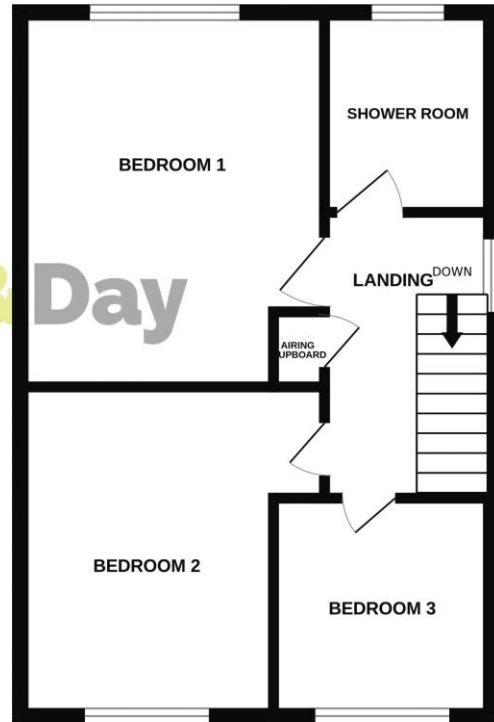
The property has a seating area and the remainder of the garden is mainly laid to lawn with a garden shed and greenhouse included in the sale. In addition, there are various beds with mature tree and shrubs.



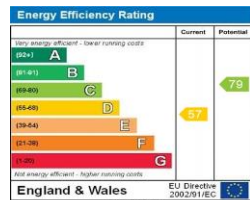
GROUND FLOOR



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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