



Offers Over £425,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💰 COUNCIL TAX BAND: D

Hillcroft Park Stafford

Mendip Avenue Hillcroft Park
Stafford Staffordshire



This fantastic, extended four bedroom detached home could be right up your street, and for the asking price really does tick all the boxes!

Located in a highly desirable location, and within walking distance to well-regarded schooling, amenities and just a bike ride away from the nearby stunning Cannock Chase. Internally, comprising of an entrance hallway, living room, office with guest WC, conservatory, and a stunning highly modern and contemporary fitted kitchen with integrated appliances. Meanwhile, to the first floor there are four bedrooms and a family bath with a ensuite in the master bedroom. Externally, the property doesn't disappoint, having a double width driveway, single garage and a good sized and private rear garden with paved seating areas. This property is perfect for those looking for a family home! Don't delay! Give us a call today!

- Extended Four Bedroom Detached House
- Spacious Lounge & Good Sized Office
- Large Kitchen & Dining Room & Conservatory
- Double Width Driveway & Single Garage
- Good Sized Mature Rear Garden
- Desirable Location Close To Schooling & Nearby Cannock Chase
- Laundry Room & Downstairs guest WC

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

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hello@dourishandday.co.uk



Entrance Porch

Being accessed through a glazed entrance door with glazed side panels and having a glazed door leading to:

Entrance Hallway

Having stairs leading to the first floor accommodation with understairs storage cupboard, wood effect flooring and radiator.

Living Room 18' 6" x 10' 10" (5.65m x 3.31m)

Having a gas fire set on a marble hearth with a feature matching surround, radiator, double glazed bow window to the front elevation and a porthole window to the side elevation.

Kitchen & Dining Area 11' 0" x 27' 1" (3.35m x 8.25m)

An extensive kitchen / dining room having a range of matching units extending to base and eye level with fitted worksurfaces having an inset composite sink unit with a chrome mixer tap. Space for a range style cooker with a double cooker hood over and integrated dishwasher. Tiled splashback, wood effect floor, radiator, double glazed window to the rear elevation and double glazed French doors leading to:

Conservatory 11' 1" x 15' 4" (3.38m x 4.67m)

A spacious conservatory which includes wood flooring, radiator, ceiling fan, double glazed windows and double glazed French doors giving views and access to the rear garden.

Office 11' 11" x 7' 8" (3.63m x 2.33m)

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



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Utility Room 6' 2" x 7' 10" (1.87m x 2.38m)

A useful utility room having a range of matching units extending to base and eye level with spaces for appliances. Tiled floor and radiator.

Guest WC 2' 11" x 5' 2" (0.90m x 1.58m)

Having a suite comprising of wash hand basin wet within a vanity unit with chrome mixer tap and cupboard beneath and WC with enclosed cistern. Tiled splashbacks and tiled floor.

First Floor Landing

A spacious landing leading to the following rooms:

Bedroom One 17' 9" x 11' 4" (5.41m x 3.46m)

A spacious main bedroom having a range of built-in wardrobes, overbed storage units, radiator and double glazed window to the front elevation. A further internal door leads through into the En-suite shower room.

En-suite (Bedroom One) 11' 11" x 7' 8" (3.62m x 2.33m)

Having a white suite comprising of a panelled bath with an electric shower over and glazed screen and chrome taps, wash hand basin set within a vanity unit with chrome taps and cupboard beneath and a WC with an enclosed cistern. Part tiled walls, wood effect flooring, radiator and double glazed window to the rear elevation.

Bedroom Two 13' 3" x 10' 0" (4.05m x 3.06m)

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

Bedroom Three 10' 9" x 10' 1" (3.27m x 3.07m)

Yet again another good-sized bedroom having access to loft space, radiator and double glazed window to the rear elevation.

Bedroom Four 9' 9" x 7' 4" (2.97m x 2.23m)

Having a built-in over-stairs wardrobe with shelving, radiator and double glazed window to the front elevation.

Family Bathroom 8' 1" x 7' 1" (2.47m x 2.17m)

Having a white suite comprising of a panelled bath with mains shower over and glazed screen and chrome taps, wash hand basin set within a vanity unit having a cupboard beneath and chrome mixer tap and a WC with an enclosed cistern. Tiled walls, tiled floor, chrome towel radiator and double glazed window to the rear elevation.

Outside - Front

The property is approached over a double-width driveway which provides ample off-road parking with a decorative stone area. The driveway also gives access to the garage and access to the side of the property which leads to the rear garden.

Garage 11' 5" x 17' 9" (3.47m x 5.40m)

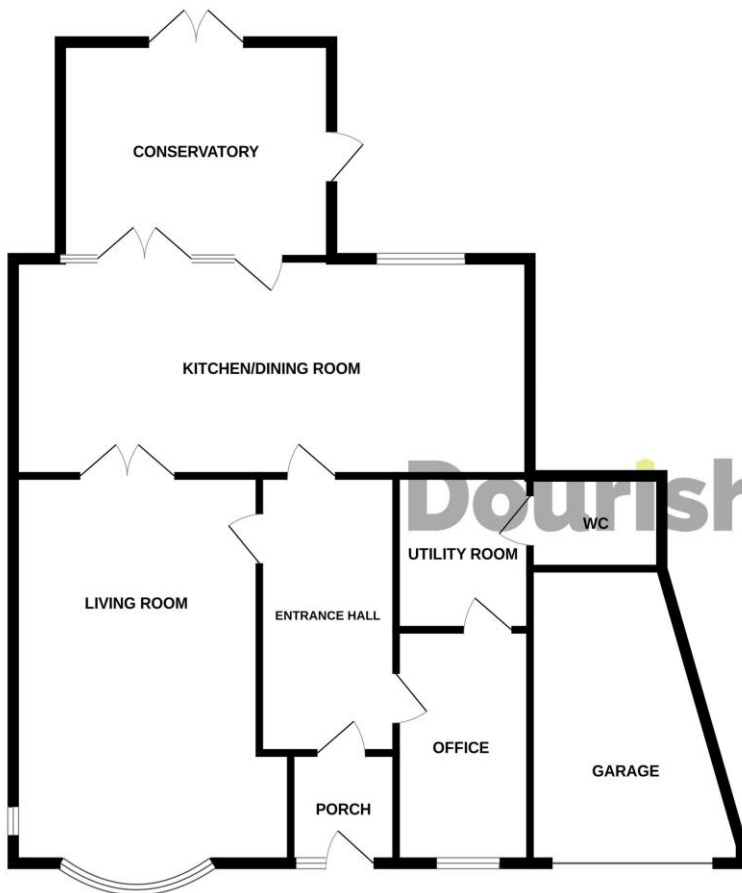
Having an up an over door to the front and power.

Outside - Rear

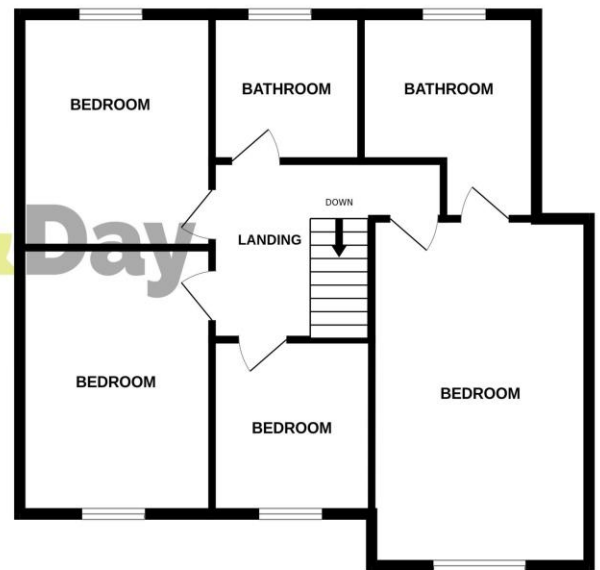
The private and enclosed rear garden includes a stone paved seating area overlooking the remainder of the garden which is mainly laid to lawn.



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Very energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC
			www.ec.europa.eu



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