



£335,000

🔑 TENURE: Freehold

📊 EPC RATING: TBC

🏠 COUNCIL TAX BAND: C

Highfields Stafford

Hillcrest Highfields
Stafford Staffordshire



Hillcrest Haven: Your Serene Sanctuary!!! Nestled at the end of a cul-de-sac, this extended detached home at Hillcrest showcases stunning presentation throughout.

The ground floor offers a welcoming entrance porch and hallway, a guest WC, a bright dual aspect living room, a versatile playroom/study, a dining room, and a kitchen. Additional features include a fourth bedroom with an En-suite shower room, a utility room, and a laundry room. Upstairs, there are three bedrooms and a contemporary family bathroom. Outside, the property boasts a beautiful plot with a driveway, a larger-than-average single garage, and a private rear garden featuring paved and decked seating areas and a spacious lawn. Hillcrest Haven provides an elevated lifestyle, where every detail has been thoughtfully crafted for your comfort and enjoyment.

- Extended Detached Home With Stunning Presentation Throughout
- Dual Aspect Living Room With Study/Playroom
- Kitchen & Dining Room
- Ground Floor Fourth Bedroom With Ensuite
- Three Upstairs Bedrooms & Contemporary Bathroom
- Private Rear Garden, Driveway & Garage

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14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk



Entrance Porch

Accessed through a modern contemporary styled entrance door with two double glazed windows to the front elevation, wood effect tiled flooring & glazed internal panel door leading into the entrance hallway.

Entrance Hallway

A light & welcoming entrance hallway, having recessed downlighting, stairs off, rising to the first floor landing & accommodation with a useful understairs cupboard, wood effect flooring and a radiator. The hallway is free flowing and opens directly into both the living room & dining room.

Guest WC 4' 2" x 3' 8" (1.26m x 1.11m)

Fitted with a contemporary suite comprising of a low-level dual-flush WC & corner pedestal wash basin with chrome mixer tap over. There is 3/4 height tiled walls, recessed downlights and tiled flooring.

Living Room 21' 11" x 10' 11" (6.67m x 3.33m)

A large, bright dual-aspect reception room that features Parquet style wood block flooring, a partially exposed brick chimney breast fitted with a contemporary flame effect electric fire and having double glazed windows to both the front & rear elevations.

Study/Playroom 13' 0" x 7' 7" (3.96m x 2.32m)

Situated just off the living room, having wood effect flooring, radiator and double glazed window to the front elevation. There is a double glazed rear door.



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Dining Room 9' 1" x 8' 7" (2.78m x 2.61m)

Having wood effect flooring, and a double glazed window to the rear elevation.

Kitchen 10' 0" x 7' 9" (3.04m x 2.35m)

Fitted with a matching range of wall, base & drawer units with fitted granite effect worktops incorporating a sink/drainage with mixer tap and a having an integrated oven, hob & extractor hood above. The kitchen also benefits from having tiled flooring, recessed downlights, radiator and a double glazed window to the rear elevation.

Bedroom Four 9' 7" x 7' 8" (2.91m x 2.34m) (into door recess)

A small double ground floor bedroom with a built-in wardrobe, wood effect flooring, radiator and a double glazed window to the front elevation.

En-suite (Bedroom Four) 4' 11" x 4' 9" (1.51m x 1.44m)

Fitted with a contemporary suite comprising of low-level WC, pedestal wash basin with mixer tap over and a tiled shower cubicle housing a mains mixer shower. The room also benefits from having a chrome towel radiator, recessed downlights & tiled flooring.

Utility Room 9' 10" x 4' 9" (2.99m x 1.44m)

Fitted with wall & base units with a granite effect worktop which incorporates a sink/drainage with mixer tap and spaces for appliances. The room also benefits from having tiled flooring, recessed downlights, radiator and a double glazed window & door to the rear elevation.

Laundry Room 6' 8" x 7' 11" (2.04m x 2.41m)

Fitted with wall & base units with a granite effect worktop, wood effect flooring, radiator and two double glazed windows to the rear elevation.

First Floor Landing

Having a feature opaque double glazed window to the front elevation, access to loft space and a useful built-in cupboard.

Bedroom One 9' 9" x 10' 11" (2.96m x 3.33m)

A double bedroom with two built-in double wardrobes, radiator & double glazed window to the rear elevation.

Bedroom Two 8' 4" x 11' 0" (2.54m x 3.35m)

A second double bedroom with built-in wardrobes with sliding mirrored doors to one wall, radiator & double glazed window to the front elevation.

Bedroom Three 7' 7" x 5' 6" (2.30m x 1.68m)

Having wood effect flooring, radiator & double glazed window to the side elevation.

Bathroom 8' 0" x 8' 6" (2.441m x 2.60m)

Fitted with a contemporary suite comprising of a low-level dual-flush WC, vanity wash basin set into top with mixer tap over & storage beneath, a tiled shower cubicle, and a freestanding slipper top bath with mixer tap & shower attachment. The room also features half-height tiled walls, porcelain tiled flooring, recessed downlights, chrome towel radiator & double glazed window to the rear elevation.

Outside Front

Positioned at the end of a beautiful cul-de-sac and featuring a block paved driveway & lawned garden with mature hedges to the front.

Garage

A larger than average single garage accessed via an up and over garage door, with an internal door leading into the utility room. There is power & light.

Outside Rear

A beautiful & well established private rear garden that features a covered decked seating area with a further paved patio outdoor entertaining area which in turn leads onto a large lawned garden.



Floor Plan Awaited

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			



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