



£340,000

🔑 TENURE: Freehold

📊 EPC RATING: B

💷 COUNCIL TAX BAND: E

## Hixon Stafford

Elizabeth Gardens Hixon  
Stafford Staffordshire



*If you are looking for something a little Regal then head on down to Elizabeth Gardens in the lovely village of Hixon where you will find a fantastic, detached house perfectly designed for a family. This particular detached house now has a beautifully landscaped rear garden which is ideal for relaxing.*

Internally, to the ground floor the property comprises of; entrance hall, lounge, dining room, breakfast kitchen and a guest WC. Meanwhile, to the first floor there are four generous sized bedrooms with the largest two each having an en-suite shower room plus family bathroom. Externally, there is ample off road parking to the front and integral garage which has an internal door from the hallway and has been plastered and a utility area created. A fabulous home which is bound to be popular so don't delay.

- Four Bedroom Detached House
- Two En-Suites, Family Bathroom & Guest WC
- Lounge & Separate Dining Room
- Contemporary Fitted Breakfast Kitchen
- Landscaped Rear Garden
- Driveway & Plastered Garage With Utility Area

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

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## Entrance Hallway

Having a front facing exterior door with double glazed panels and opening in to the entrance hallway which has a staircase off leading up to the first floor accommodation, door to garage and a radiator.

## Guest WC

Fitted with a contemporary style suite which comprises of a low-level WC and a pedestal wash hand basin with chrome taps. There are ceramic tiled splashbacks and a radiator.

## Lounge 18' 3" x 10' 10" (5.57m x 3.3m)

A spacious main reception room having a double glazed window to the front elevation, two radiators and glazed double doors leading-in to the Dining Room.

## Dining Room 9' 10" x 9' 10" (3.0m x 3.0m)

Having double glazed French doors leading out on to the rear garden and having double glazed side panels to each side. There is an internal door leading through in to the Breakfast Kitchen.

## Breakfast Kitchen 9' 8" x 16' 8" (2.94m x 5.09m)

Fitted with a range of contemporary style wall, base and drawer units with work surfaces over incorporating an inset one and a half bowl stainless steel sink with drainer and chrome mixer tap. There is a range of integrated appliances including a four ring gas hob with extractor hood over, electric oven, fridge/freezer, and a dishwasher. There is a double glazed window to the rear elevation and double glazed French doors opening out on to the rear garden.



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## First Floor Landing

Having access to the loft space, a radiator, linen cupboard and an additional airing cupboard.

### Bedroom One 15' 3" x 11' 3" (4.66m x 3.43m) (measured up to wardrobes)

A spacious master bedroom which has a double glazed window to the front elevation, radiator and built-in mirror fronted wardrobes.

### En-suite (Bedroom One) 5' 11" x 6' 10" (1.8m x 2.08m)

Fitted with a contemporary style white suite which consists of a low-level WC, a pedestal wash hand basin with chrome taps and a shower enclosure housing a chrome mains-fed shower. There is also a radiator, extractor fan and a double glazed window to the side elevation.

### Bedroom Two 12' 0" x 9' 9" (3.67m x 2.96m) (Length measured up to door recess)

A further double bedroom which has two double glazed windows to the front elevation, radiator, over stairs storage cupboard and again featuring mirror fronted built-in wardrobes.

### En-suite (Bedroom Two) 6' 0" x 8' 6" (1.82m x 2.6m)

Fitted with a white contemporary style suite which consists of a low-level WC, a pedestal wash hand basin with chrome taps and a shower enclosure housing a mains-fed shower. There is also a radiator, extractor fan and a double glazed window to the side elevation.

### Bedroom Three 10' 4" x 8' 6" (3.14m x 2.6m)

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

### Bedroom Four 11' 5" x 8' 11" (3.47m x 2.72m)

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

## Family Bathroom

Fitted with a contemporary style white suite which consists of a low-level WC, a pedestal wash hand basin with chrome taps and a panelled bath also having chrome taps. There is a radiator, extractor fan and a double glazed window to the rear elevation.

## Externally

The home is set behind a decorative stone covered front garden having a wide tarmac driveway which provides ample off-road parking and access to the integral Garage. Meanwhile to the rear of the home, you will find a beautifully maintained and landscaped rear garden which includes a paved patio seating/entertaining area adjacent to the home and leads on to a shaped lawn area having well stocked borders and a stepping stone pathway with a decorative stone covered surround leads to a further seating area and Trellis shading. In conclusion, the rear garden is a beautiful asset and is ideal for simply relaxing or entertaining.

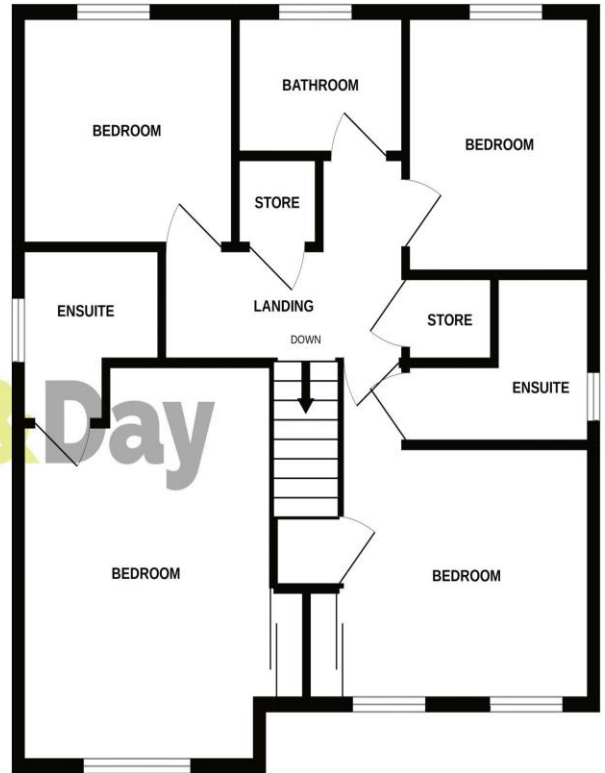
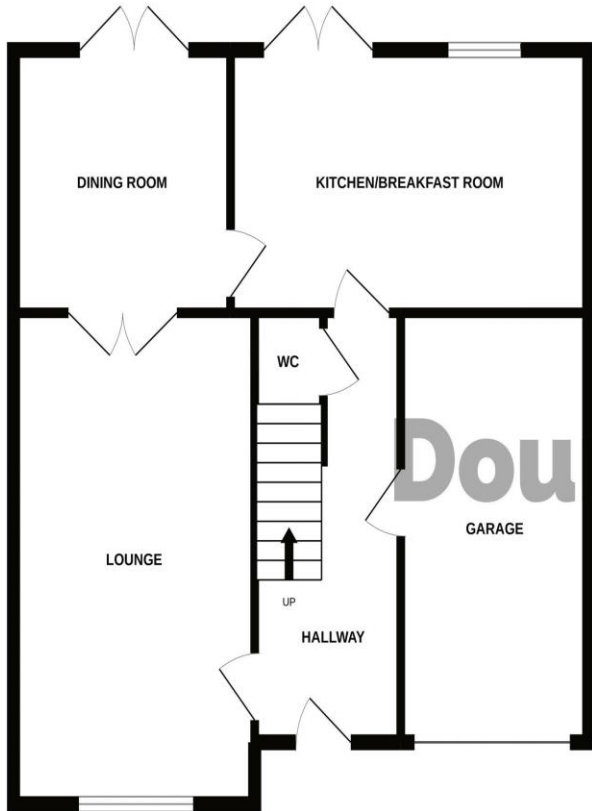
### Integral Garage 15' 10" x 8' 4" (4.83m x 2.53m)

Having plastered walls, an up and over vehicular access door to the front elevation, internal door from the Entrance Hallway, power, lighting and also housing the gas central heating boiler. The garage also benefits from having a Utility area which has a work surface with space beneath for a washing machine.



GROUND FLOOR

1ST FLOOR



Dourish & Day

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		94
(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			EU Directive 2002/91/EC

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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