



£325,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: D

Hixon Stafford

Ridge Way Hixon
Stafford Staffordshire



Four bedroom detached properties in this location are rare to come by, this detached family home offers bags of potential and is situated in the desirable Village of Hixon which benefits from excellent Village amenities and nearby commuter links.

Internally the accommodation comprises of an entrance hallway, guest WC, large living room, conservatory, refitted breakfast kitchen, dining room and utility room. To the first floor there are four bedrooms, En-suite to bedroom one and a good sized family bathroom. Externally the property continues to impress and is approached via a block paved driveway and carport which leads to a single garage, the private rear garden is well maintained and enjoys a large, paved seating area. This property is being offered with no onward chain.

- Spacious Four Bed Detached Property
- Driveway, Car Port & Single Garage
- Living Room, Dining Room & Conservatory
- Breakfast Kitchen, Utility Room & Guest WC
- Family Bathroom & En-Suite To Bedroom One
- Desirable Location, No Onward Chain

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Entrance Hallway

Being accessed through a double glazed entrance door and having built-in storage cupboard, wood effect laminate floor, radiator and stairs leading to the first floor landing.

Guest WC

Having a suite comprising of a pedestal wash hand basin with chrome mixer tap and low level WC. Wood effect laminate floor, chrome towel radiator and double glazed window to the side elevation.

Lounge 22' 6" x 12' 0" (6.86m x 3.65m)

A substantial lounge having a wooden fire surround with inset and hearth and housing a coal effect electric fire, Coving, two radiators, double glazed window to the front elevation and double glazed sliding doors leading to:

Conservatory 8' 11" x 8' 7" (2.71m x 2.62m)

A double glazed conservatory having a radiator, tiled floor and double doors leading out to the rear garden and paved seating area

Dining Room 8' 11" x 8' 9" (2.71m x 2.66m)

Having coving, radiator and double glazed window to the front elevation.



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Breakfast Kitchen 13' 5" x 8' 9" (4.09m x 2.66m)

Being refitted and having a range of matching Shaker style units extending to base and eye level with fitted worksurfaces having an inset one and a half bowl stainless steel sink drainer. Range of cooking appliances including a double oven/grill, four ring halogen hob with stainless steel splashback and matching stainless steel cooker hood over. Space for dishwasher, splashback tiling, tiled floor, downlights, radiator and double glazed window to the rear elevation.

Utility Room 6' 8" x 5' 7" (2.02m x 1.70m)

Having a Shaker style storage unit, space and plumbing for appliances, tiled floor, downlights, double glazed window and door to the rear garden.

First Floor Landing

Having access to loft space via folding wooden ladder and useful over-stairs storage cupboard housing the gas central heating boiler.

Bedroom One 11' 3" x 11' 9" (3.43m x 3.57m)

Having a built-in double wardrobe, radiator and double glazed window to the front elevation enjoying elevated far reaching views over the roof-tops.

En-suite (Bedroom One) 4' 6" x 6' 0" (1.38m x 1.84m)

Having a suite comprising of a tiled shower cubicle with mains fed shower, pedestal wash basin with chrome mixer tap and low level WC. Chrome towel radiator, tiled walls and double glazed window to the front elevation.

Bedroom Two 10' 1" x 9' 1" (3.08m x 2.78m)

A second double bedroom having built-in double wardrobe, wood effect laminate floor, radiator and double glazed window to the front elevation.

Bedroom Three 10' 2" x 8' 10" (3.11m x 2.70m)

Having built-in wardrobes / storage cupboard, wood effect laminate floor, radiator and double glazed window to the rear elevation.

Bedroom Four 9' 1" x 8' 11" (2.77m x 2.72m)

A fourth double bedroom having built-in wardrobe, wood effect laminate floor, radiator and double glazed window to the rear elevation.

Bathroom 5' 5" x 8' 8" (1.66m x 2.65m)

Having a suite comprising of a panelled bath with glass shower screen, chrome mixer tap and shower attachment, pedestal wash hand basin with chrome mixer tap and low level WC. Chrome towel radiator, tiled walls, downlights and double glazed window to the rear elevation.

Outside - Front

The property is approached over a block paved driveway which provides ample off-road parking and leads to the **CARPOR** which in-turn leads to:

Garage 20' 2" x 7' 6" (6.15m x 2.29m)

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

Outside - Rear

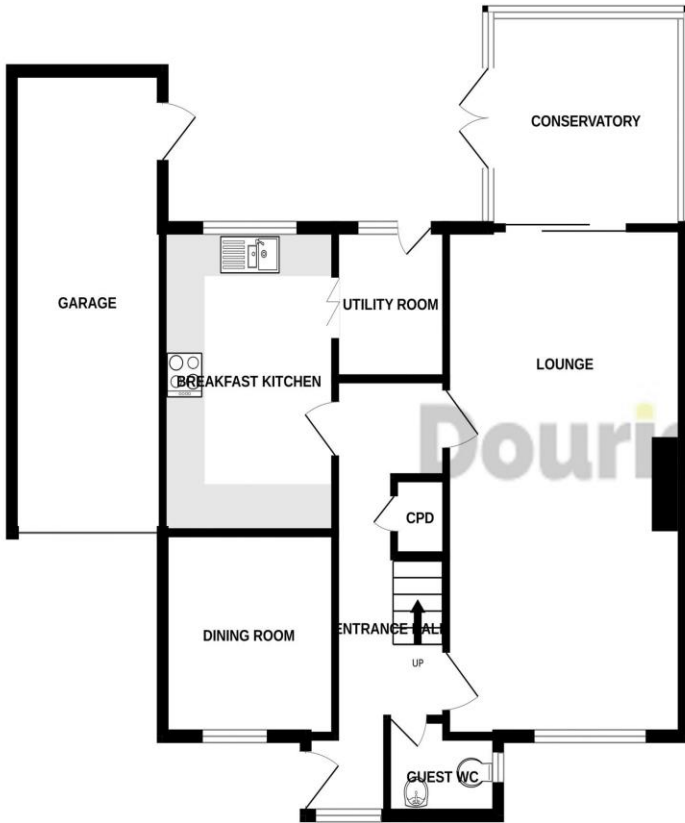
Being accessed from the front through secure gated side access, the private, good-sized rear garden includes a large paved seating area with a further block paved area. The remainder of the garden is mainly laid to lawn.

Agents Note

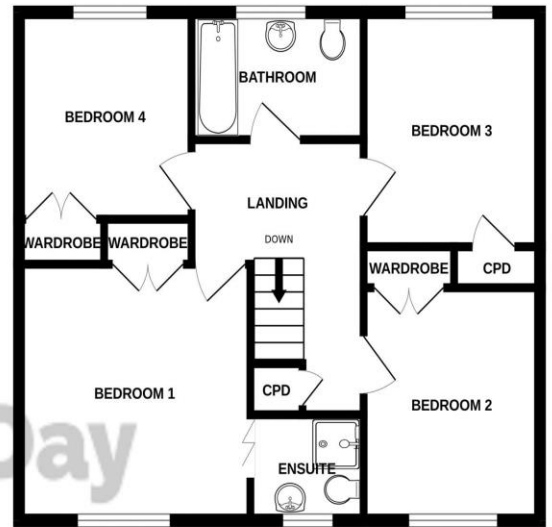
The property is offered for sale subject to the grant of probate.



GROUND FLOOR
854 sq.ft. (79.3 sq.m.) approx.



1ST FLOOR
581 sq.ft. (53.9 sq.m.) approx.



TOTAL FLOOR AREA: 1434 sq.ft. (133.3 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)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		67	81
England & Wales		EU Directive 2002/91/EC	
www.ec.europa.eu			



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