



£320,000

🔑 TENURE: Freehold

📊 EPC RATING: C

💷 COUNCIL TAX BAND: D

Hixon Stafford

Church Lane Hixon
Stafford Staffordshire



Welcome to your next family home! A four-bedroom detached house what has just been recently renovated, situated in a desirable Village location close to shops and amenities makes this ideal for growing families.

Internally, comprising of an entrance hallway, living room, fitted breakfast kitchen and a good-sized dining room. To the first floor, there are four bedrooms and shower room. Externally, the property has a block paved driveway providing ample off-road parking, a detached garage and a private landscaped rear garden. This property is ready to move straight into and only requires your individualized touch! So, pick up the phone and call us to secure your viewing before it is too late!

- Four Bedroom Detached Property
- Block Paved Driveway & Detached Garage
- Spacious Living Room & Dining Room
- Fitted Breakfast Kitchen & Bathroom
- Desirable Village, Close To Amenities
- No Upward Chain

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 composite door with glazed side panel, Karndean wood effect floor and stairs leading to the first floor landing with an open understairs storage area

Living Room 12' 10" x 14' 7" (3.90m x 4.45m)

A spacious living room having an electric fire built into a media wall, Karndean wood effect flooring, vertical radiator, double glazed bow window to the front elevation and double glazed French door giving views and access to the rear garden.

Kitchen 15' 9" x 9' 9" (4.80m x 2.96m)

Having a range of matching units extending to base and eye level with fitted worksurfaces and inset stainless steel one and a half bowl sink unit with chrome mixer tap. Range of integrated appliances including an oven, four ring gas hob with a cooker hood over and dishwasher. Tiled floor, radiator and double glazed windows to the front elevations. An open arch leads to:

Dining Room 8' 8" x 11' 9" (2.63m x 3.59m)

Yet again, a further spacious reception room having wood effect laminate floor, radiator and double glazed sliding patio door giving views and access to the rear garden.



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First Floor Landing

The spacious landing includes an airing cupboard with wall mounted gas central heating boiler and access to loft space.

Bedroom One 14' 9" x 9' 8" (4.50m x 2.95m)

A spacious main bedroom having a radiator and double glazed windows to the front and rear elevations. A feature of the room is the free-standing bath with a central mixer tap and shower attachment which sits on a tiled floor and having feature timber panel walls the surrounding area.

Bedroom Two 7' 7" x 11' 3" (2.31m x 3.42m)

A second double bedroom having a built-in wardrobe with hanging rail, radiator and double glazed window to the rear elevation.

Bedroom Three 5' 9" x 10' 5" (1.74m x 3.18m)

Having a built-in wardrobe with hanging rail, radiator and double glazed window to the rear elevation.

Bedroom Four 6' 10" x 8' 3" (2.08m x 2.52m)

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

Family Shower Room 5' 7" x 7' 0" (1.71m x 2.14m)

Having a suite comprising of a shower cubicle with fitted shower and glazed screen, wash hand basin set within a vanity unit with mixer tap and a cupboard beneath and close couple WC. Tiled walls with decorative exposed wood feature and tiled floor. Vertical radiator and double glazed window to the front elevation.

Outside - Front

The property is approached over a block paved drive which provides ample off-road parking for several vehicles with a lawned area to the side. There is a useful timber storage area for the wheelie bins and the drive gives access to:

Garage 16' 8" x 7' 11" (5.08m x 2.41m)

Having an up and over door and power.

Useful Lean To

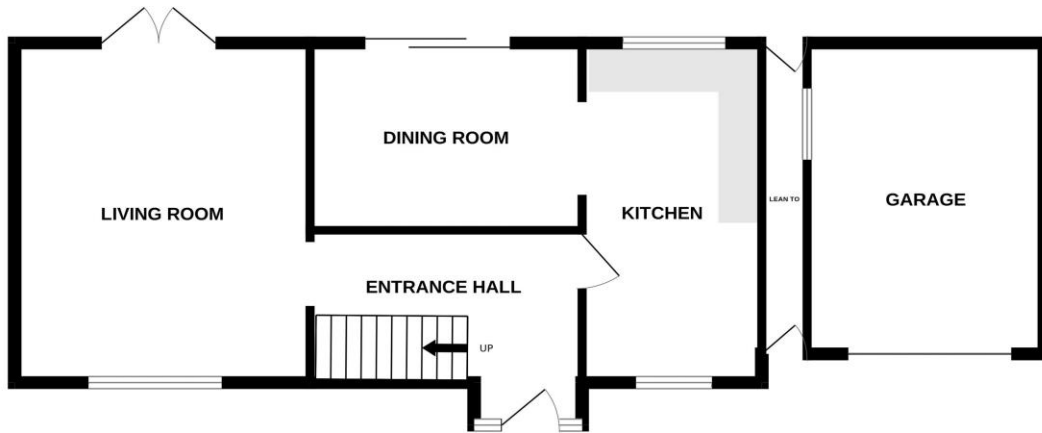
Being accessed through a glazed door and having a door to the kitchen and a further door giving access to:

Outside - Rear

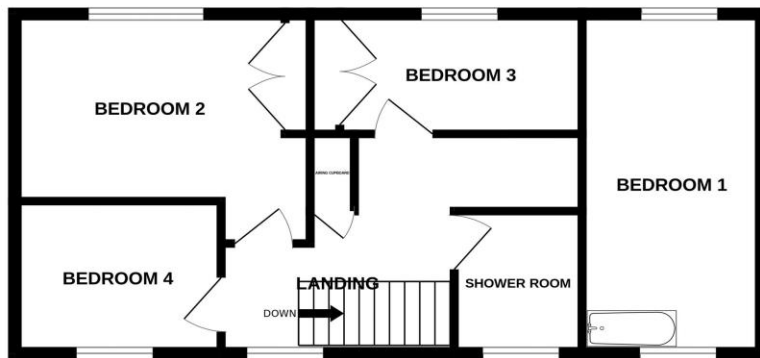
The garden includes a paved seating area with a paved path which leads to the side of the house and the remainder of the garden is mainly laid to lawn and the garden shed is included in the sale. The garden is enclosed by panel fencing.



GROUND FLOOR

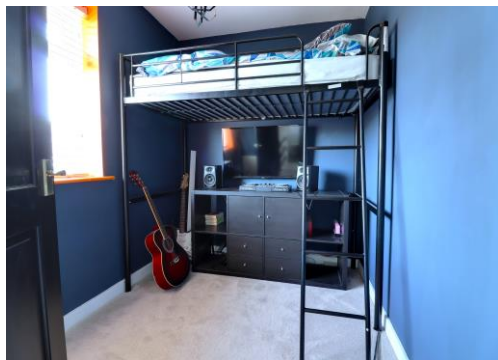


1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		69
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.EPC4U.COM			

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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