



£280,000

🔑 TENURE: **Freehold**

📊 EPC RATING: **B**

💷 COUNCIL TAX BAND: **C**

Hixon Stafford

Victoria Walk Hixon
Stafford Staffordshire



Victoria Walk?! More like Victoria Run, as you will be running to this spectacular modern home to make it yours and it's got a view you'll certainly be admiring! If you're looking for a three bedroom detached property in a well regarded village then look no further, Dourish & Day have you covered!

Situated in Hixon, a popular village not far from Cannock Chase with village shops, amenities and excellent commuter links. Externally the property enjoys off road parking, single garage and a good sized and private south facing rear garden with rural views to the rear. Internally the accommodation comprises of an entrance hallway, living room, dining room, guest W.C and a fitted kitchen. To the first floor there are three good sized bedrooms, En-suite shower room and a family bathroom. This property is being offered with No Onward Chain.

- Modern Three Bedroom Detached Property
- Dining Room & Lounge With French Doors
- Fitted Kitchen & Spacious Guest W.C
- Driveway, Garage & Private Rear Garden
- Nearby Village Shops & Excellent Commuter Links
- Nearby Schooling & No Onward 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 double glazed entrance door and having a radiator, stairs leading to the first floor landing and internal door to garage.

Guest WC

A spacious guest WC which includes a pedestal wash basin with splashback tiling and low level WC. Tiled effect floor and radiator.

Living Room 14' 3" x 10' 5" (4.35m x 3.17m)

Having a radiator, double glazed windows and double glazed double doors giving views and access to the private rear garden and gravelled seating area.

Dining Room 10' 4" x 8' 8" (3.14m x 2.65m)

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

Kitchen 9' 10" x 9' 10" (2.99m x 2.99m)

Having a range of matching units extending to base and eye level and fitted worksurfaces with an inset one and a half bowl stainless steel sink unit with chrome mixer tap. Range of integrated appliances including a double oven/grill, four ring gas hob with cooker hood over and dishwasher. Space for fridge/freezer, splashback tiling, radiator, double glazed window to the rear elevation and double glazed door to the side elevation.



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First Floor Landing

Having a radiator, access to loft space and airing cupboard

Bedroom One 13' 5" x 8' 11" (4.10m x 2.73m)

A generous sized main bedroom having a radiator and double glazed window to the front elevation.

Ensuite Shower Room (Bedroom One)

Having a white suite comprising of a tiled shower cubicle with electric shower, pedestal wash basin with tiled splashbacks and low level WC. Wood effect flooring, chrome towel radiator and double glazed window to the front elevation.

Bedroom Two 9' 10" x 11' 8" max (3.00m x 3.56m max)

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

Bedroom Three 9' 11" x 8' 10" (3.01m x 2.68m)

A third good-sized room having a radiator and double glazed window to the rear elevation.

Family Bathrrom 6' 9" x 8' 5" max (2.05m x 2.56m max)

Having a suite comprising of a panelled bath with chrome mixer tap and shower attachment, pedestal wash basin and low level WC. Tiled splashbacks, radiator and double glazed window to the front elevation.

Outside - Front

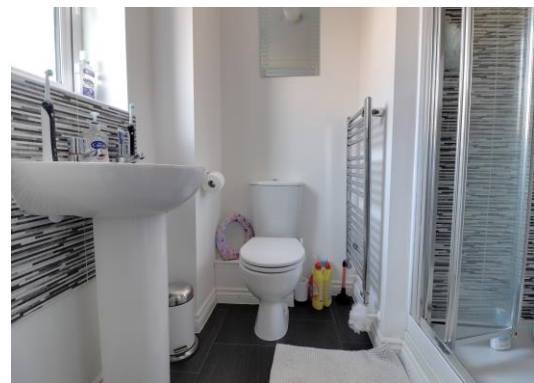
The property is approached over a tarmac double width driveway with a lawned front garden and secure gated access leads to the rear garden.

Garage

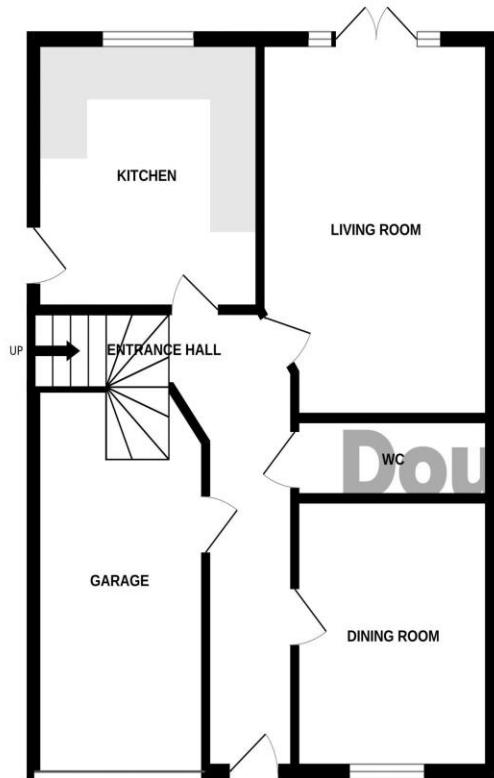
Having up and over door to the front elevation, power, lighting, space for washing machine and wall mounted gas central heating boiler.

Outside - Rear

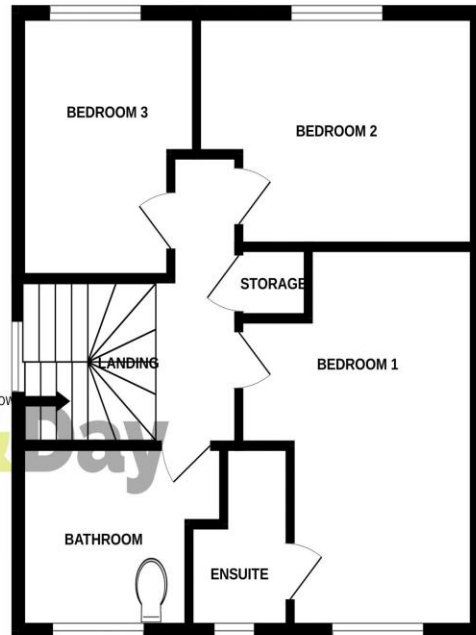
The private, well-maintained rear garden includes a gravelled seating area overlooking the remainder of the garden being mainly laid to lawn with a child's play area having a wood-chip base. There is an outside water tap.



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		94
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epcrea.com			



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