



£424,950

🔑 TENURE: Freehold

📊 EPC RATING: C

💷 COUNCIL TAX BAND: E

## Hixon Stafford

Swansmoor Drive Hixon  
Stafford Staffordshire



**Presenting this well-maintained family home in the highly desirable Hixon residential estate. Nestled in the quaint village of Hixon, this residence offers a perfect blend of rural charm and accessibility to transport links, excellent schools, and local amenities.**

Internally, the property features an inviting entrance hallway, a spacious lounge with French doors, a well-appointed breakfast kitchen, a dining room, utility room, and a guest WC. The first floor hosts a family bathroom and four sizable bedrooms, including a master bedroom with an en-suite shower room. Situated on a sizable corner plot, the property provides ample off-road parking, a double garage with storage, and an additional rear tarmac driveway for multiple vehicles. The expansive rear garden, adorned with a manicured lawn and a charming patio seating area under a pergola, completes this delightful family abode.

- Well presented Detached Family Home
- Four Good Sized Bedroom's With Ensuite To Master Bedroom
- Spacious Living Room & Dining Room & Guest WC
- Good Size Kitchen With A Utility Room
- Ample Off Road Parking With A Double Garage
- Located In A Highly Desirable Village

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14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

hello@dourishandday.co.uk



## Entrance Hall

Being accessed through a glazed composite entrance door and having stairs leading to the first floor landing, useful storage cupboard wood effect laminate floor, radiator and double glazed window to the side elevation.

## Living Room 20' 5" x 10' 9" (6.23m x 3.27m)

A spacious living room having a gas fire with a granite hearth and matching surround, radiator, double glazed window to the front elevation and double glazed French doors giving views and access to the rear garden.

## Dining Room 9' 3" x 11' 4" (2.82m x 3.45m)

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

## Kitchen 10' 2" x 11' 4" (3.11m x 3.45m)

Having a range of matching units extending to base and eye level and fitted work surfaces with an inset stainless steel one and a half bowl sink unit with chrome mixer tap. Range of integrated appliances including a double oven, four ring gas hob with a cooker hood over and dishwasher. Tiled splashbacks, tiled floor and double glazed window to the rear elevation.



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## Utility Room 6' 6" x 5' 5" (1.97m x 1.66m)

Having base level units with fitted work surfaces and a stainless steel sink unit with chrome mixer tap. Radiator, tiled floor, and a stable door giving access to the rear garden.

## Guest WC 6' 6" x 3' 6" (1.99m x 1.07m)

Having a suite comprising of a pedestal wash hand basin with chrome tap and close couple WC. Tiled splashback, radiator and double glazed window to the rear elevation.

## First Floor Landing

Having access to loft space.

## Bedroom One 13' 9" x 8' 11" (4.20m x 2.73m)

A good-sized main bedroom with fitted wardrobes to one wall, radiator and double glazed window to the front elevation.

## Ensuite Shower Room (Bedroom One) 6' 3" x 5' 2" (1.90m x 1.58m)

Having a suite comprising of a shower cubicle with glazed screen and fitted shower, pedestal wash basin with chrome mixer tap and close coupled WC. Tiled walls, radiator and double glazed window to the rear elevation.

## Bedroom Two 13' 1" x 15' 1" (3.98m x 4.61m)

A further double bedroom having an airing cupboard, two radiators and two double glazed windows to the front elevation.

## Bedroom Three 10' 6" x 8' 10" (3.20m x 2.70m)

Yet again, another double bedroom having a radiator and double glazed window to the rear elevation.

## Bedroom Four 7' 3" x 8' 3" (2.20m x 2.51m)

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

## Family Bathroom 6' 5" x 6' 9" (1.95m x 2.05m)

Having a suite comprising of panelled bath with an electric shower over and glazed screen, wash hand basin with chrome tap and close coupled WC. Part tiled walls, laminate floor, chrome towel radiator and double glazed window to the rear elevation.

## Outside - Front

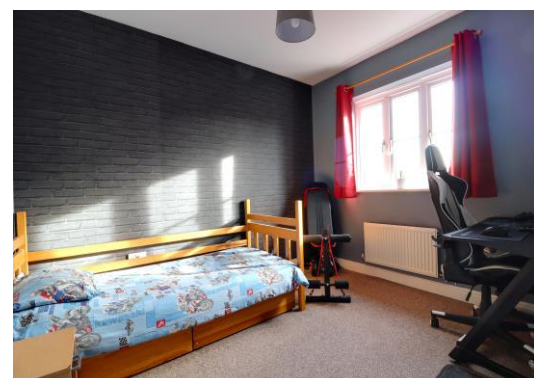
The property is approached over a double width tarmac drive which provides ample off-road parking. The remainder of the garden is mainly laid to lawn with mature shrubs.

## Detached Double Garage 16' 8" x 16' 7" (5.09m x 5.05m)

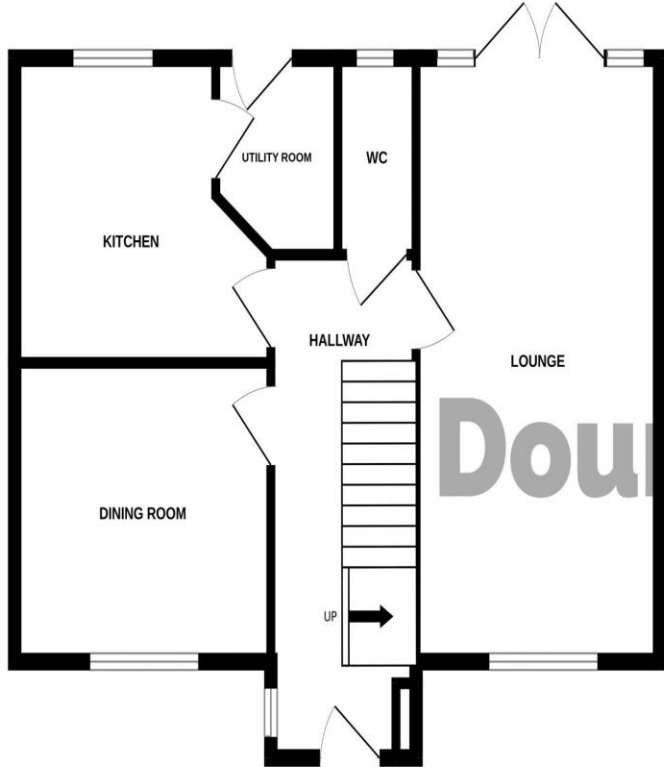
Having two up and over doors to the front and power. There is door and window which leads to an additional parking area to the rear of the garage.

## Outside - Rear

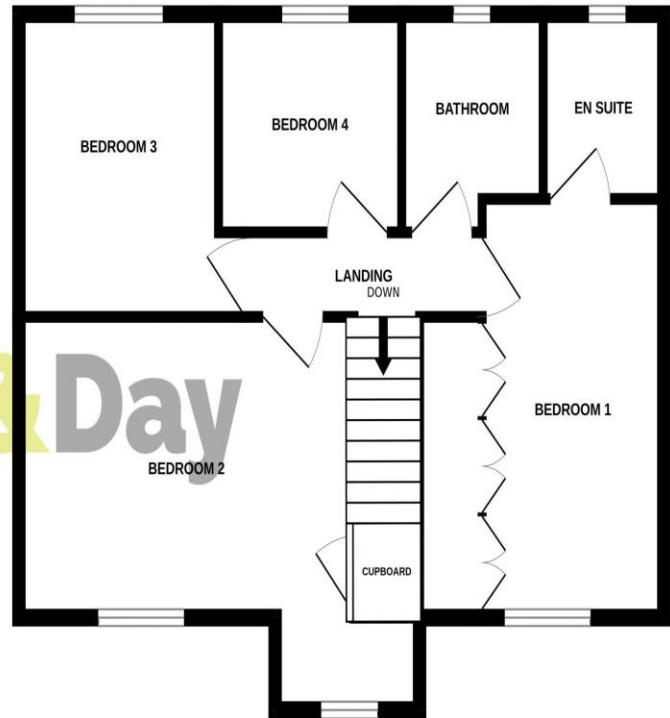
The generous sized rear garden includes a paved seating area part of which is beneath a pergola and the remainder of the garden is mainly laid to lawn and gated access leads to the front of the property.



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
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		
Low energy efficient - higher running costs			
		75	84
England & Wales		EU Directive 2002/91/EC	
www.epcrea.com			



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