



Hixon Stafford

Swansmoor Drive Hixon
Stafford Staffordshire

Offers Around
£450,000

Come through the door and you'll be wanting to see moor moor moor. Step into this incredible four-bedroom family home, which features a terrific internal layout with outstanding rural views to match! Standing proud in an excellent village, with lots of great amenities, including railway stations within a commutable distance. This detached residence is perfect for any growing or established family, with wonderful views over open fields to the front of the property. Upon entry, you'll be wowed by the large living room which leads to a superb Orangery and the refitted dining kitchen has granite worksurfaces a breakfast island and leads to the separate utility room! Heading upstairs, you will find four bedrooms, all of which has been kept to a lovely standard throughout, with plenty of versatility to use to your own advantage. Both the ensuite and family bathroom have been refitted. Situated in a small private cul de sac, you'll find ample off road parking together with a detached garage. What's not to like? Give us a call to view!

- Superb Four Bedroom Detached Property
- Desirable Village Location With Amenities
- Refitted Dining Kitchen & Large Living Room
- Spacious Orangery With Rural Views
- Refitted En-Suite & Family Bathroom
- Ample Parking & Detached Single Garage

Arrange a viewing...

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Dourish & Day
14 Salter Street, Stafford, ST16 2JU

Company reg: 10556155
VAT No: 261 6721 09



Entrance Hallway

Accessed via a modern composite double glazed front entrance door into a spacious and light open-plan entrance hall having contemporary style glass balustrade and stairs off to the first floor landing, radiator, wood effect flooring, double glazed window to the side elevation, built-in cloaks/storage cupboard, and door to Guest WC.

Guest WC

Fitted with a modern suite comprising of a low-level WC & a pedestal wash hand basin with chrome mixer tap. There is splashback tiling to the wall, quartz tiled flooring, and a wall mounted electric heater.

Lounge 20' 4" x 10' 8" (6.20m x 3.26m)

A good sized and beautifully presented lounge having a double glazed window fitted with remotely operated blinds to the front elevation, coving, contemporary style log effect gas fire set into chimney breast, double height windows and glazed double doors to the Orangery.

Orangery 15' 2" x 13' 8" (4.62m x 4.17m)

A stunning and spacious room having a large double glazed lantern roof, numerous downlights, wood effect laminate flooring, wall mounted heater, a contemporary style wall mounted radiator, large double height, double glazed sliding doors to three elevations enjoying beautiful rural views.



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Family Dining Kitchen 20' 1" x 11' 3" (6.11m x 3.44m) (maximum measurements)

Fitted with a modern Shaker style kitchen consisting of a range of wall, base & drawer units with granite work surfaces over incorporating an inset stainless steel one and a half bowl sink with etched drainer & contemporary style chrome mixer tap. Appliances include a four ring induction hob with extractor hood over, integrated eye-level double oven/grill, integrated eye-level microwave oven, and an integrated dishwasher. There is a central breakfast island featuring a circular oak & granite top with storage drawers beneath, quartz tiling to the floor, numerous downlights, coving, chrome radiator, a double glazed window to the front elevation fitted with a remotely operated blind, granite splashback, double glazed window to the rear elevation, and a folding door to the Utility Room.

Utility Room 6' 6" x 5' 6" (1.98m x 1.67m)

Having quartz tiled floor, space & plumbing for appliances, radiator, and a double glazed door to the rear elevation.

First Floor Landing

Having coving, access to loft space, and doors off to Bedrooms & Bathroom.

Bedroom One 13' 7" x 8' 11" (4.15m x 2.72m)

A double bedroom having fitted double height, double wardrobes, radiator, and a double glazed window to the front elevation and door to En-suite.

En-suite (Bedroom One)

Fitted with a modern contemporary style suite consisting of an enclosed dual-flush low-level WC, a composite rectangular contemporary style sink with chrome mixer tap, and a ceramic tiled shower cubicle housing a mains operated shower. There is wood effect flooring, large vertical radiator, downlights, and a double glazed window to the rear elevation.

Bedroom Two 13' 0" x 15' 2" (3.97m x 4.62m) (maximum measurements)

A second spacious double bedroom having an airing cupboard, two radiators, a built-in double wardrobe with mirrored doors, and two double glazed windows to the front elevation fitted with remotely operated blinds.

Bedroom Three 10' 6" x 8' 9" (3.20m x 2.66m)

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

Bedroom Four 7' 3" x 8' 0" (2.22m x 2.45m)

Currently used as a walk-in wardrobe having fitted open wardrobe space with shelving and hanging rails. There is wood effect flooring, radiator, and a double glazed window to the rear elevation.

Family Bathroom 7' 3" x 6' 9" (2.22m x 2.06m)

Fitted with a modern contemporary style suite comprising of a P-shaped bath with glass shower screen and mains shower over with central chrome mixer tap, a pedestal wash hand basin with chrome mixer tap, and a dual-flush, low-level WC. There is wood effect tiling to the floor, splashback tiling to the walls, downlights, chrome towel radiator, and a double glazed window to the rear elevation.

Externally

The property is discreetly located in a small cul-de-sac having a lawned front garden area with a tarmac driveway to both the front and side of the property providing off-road parking and access to the detached brick-built Garage. There is secure gated access to the side leading to the private rear garden having raised sleeper beds, a gravelled area, and is mainly paved for ease of maintenance. The rear garden benefits from enjoying a beautiful rural aspect.

Detached Garage

A brick built garage having an up and over access door to the front elevation, a pedestrian access door to the side elevation, and benefitting from having both power and lighting installed.



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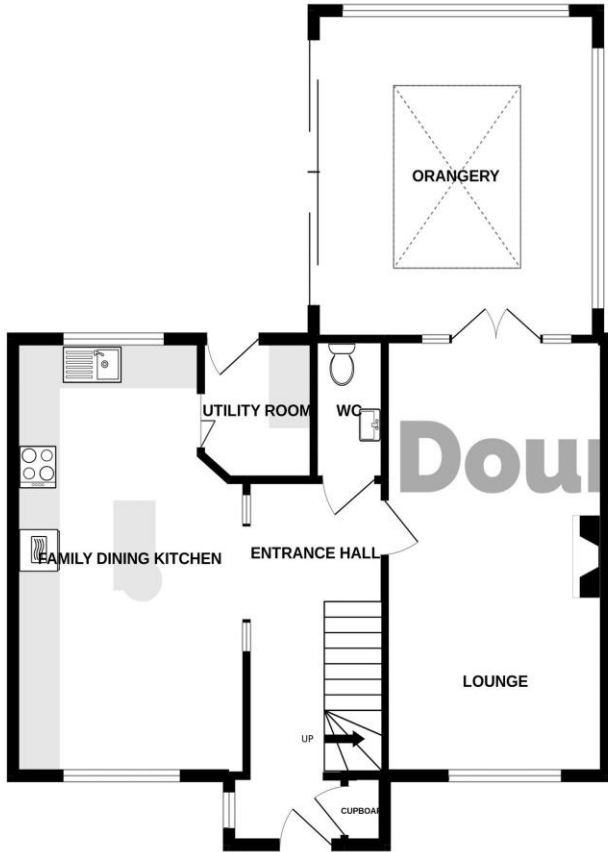
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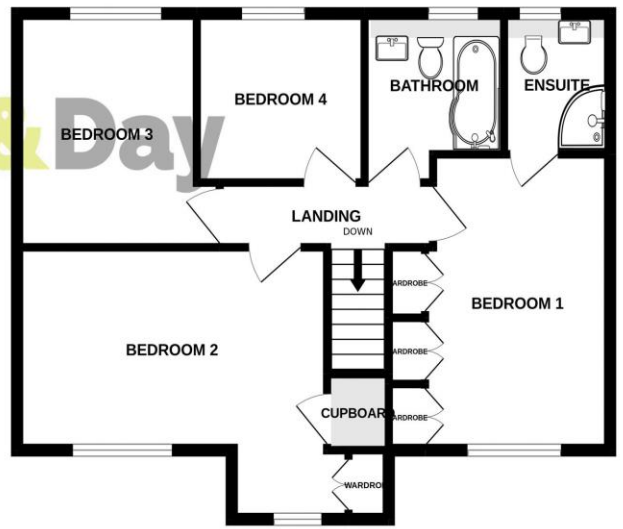
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GROUND FLOOR

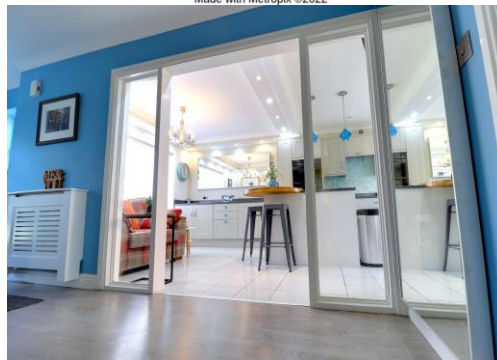


1ST FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	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			
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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