



£325,000

🔑 TENURE: Freehold

📊 EPC RATING: C

🏠 COUNCIL TAX BAND: D

Hillcroft Park Stafford

Clevedon Avenue Hillcroft Park
Stafford Staffordshire



Simply put, if you're in search of a spacious family home in a highly desirable area, look no further. This significantly extended property is located in the sought-after Hillcroft Park area, within walking distance to excellent schools, amenities, and just a short distance from the beautiful Cannock Chase.

Inside, the layout is well-designed, featuring an entrance hall, guest WC, spacious living/dining room, playroom/office, kitchen/breakfast room, and a sunroom/sitting room on the ground floor. Upstairs, there are three generously sized bedrooms and a family bathroom. Outside, the property offers ample off-road parking, a single garage, and an enclosed rear garden.

- Substantially Extended Family Home
- Large Living/Dining Room & Playroom/Office
- Kitchen/Breakfast Room & Sun Room/Sitting Room
- Three Well Proportioned Bedrooms
- Family Bathroom & Guest WC
- Block Paved Driveway, Garage & Rear Garden

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14 Salter Street, Stafford, Staffordshire, ST16 2JU

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Entrance Hallway

Accessed through a double glazed entrance door, having radiator, double glazed window to front elevation.

Guest WC 3' 7" x 5' 6" (1.08m x 1.67m)

Fitted with a white suite comprising of; low-level WC, wash hand basin. There is wood effect flooring.

Living / Dining Room 24' 0" x 13' 11" (7.31m x 4.24m)

A large, bright reception room, having stairs off, rising to the First Floor Landing & accommodation with useful understairs storage cupboard, two radiators, and large double glazed window to front elevation.

Playroom / Office 15' 11" x 8' 10" (4.84m x 2.70m) maximum length measurement

A versatile room, having radiator, and double glazed window to side elevation.

Kitchen 15' 11" x 13' 10" (4.85m x 4.22m) maximum measurements

An L-shaped breakfast kitchen, having a range of matching wall, base & drawer units with fitted work surfaces over incorporating an inset stainless steel sink/drainer with mixer tap, and a range of integrated/fitted appliances including; double oven/grill, hob with hood above, and space(s) for additional appliance(s). There is tiled effect flooring, radiator, double glazed window to



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side elevation, a double glazed side door, and double glazed double doors leading out to the garden.

Sun Room / Sitting Room 7' 4" x 16' 5" (2.24m x 5.01m)

Having wood effect flooring, two radiators, two double glazed window to rear elevation, and double glazed double doors leading out to the garden.

First Floor Landing

Having an access point to the loft space & airing cupboard.

Bedroom One 10' 1" x 13' 1" (3.08m x 4.0m)

A large double bedroom, having a double glazed window to the front elevation & radiator.

Bedroom Two 8' 3" x 13' 11" (2.51m x 4.24m)

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

Bedroom Three 9' 8" x 7' 7" (2.94m x 2.30m)

Having a double glazed window to the side elevation & radiator.

Bathroom 5' 0" x 7' 6" (1.52m x 2.29m)

Fitted with a white suite comprising; low-level WC, wash hand basin set into top with chrome mixer tap & storage beneath, and a panelled bath with mains-fed shower over. There is wood effect flooring, chrome towel radiator, and a double glazed window to the side elevation.

Outside Front

The property is approached over a large block paved driveway allowing for ample off-street parking.

Garage 18' 0" x 8' 3" (5.49m x 2.51m)

Accessed through an up and over garage door to front elevation, pedestrian door to the rear, and having power & lighting.

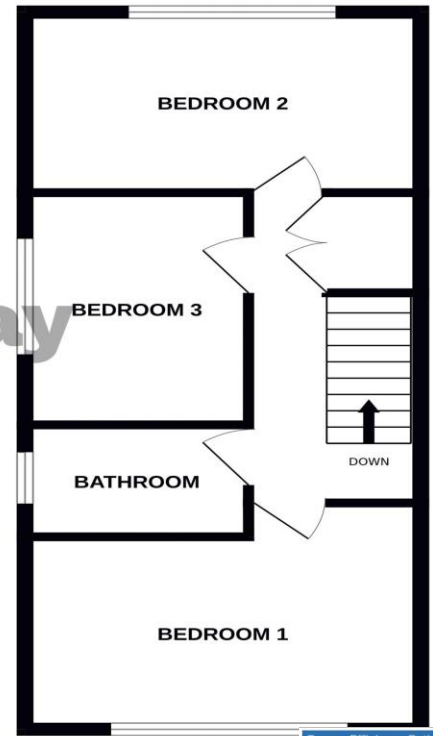
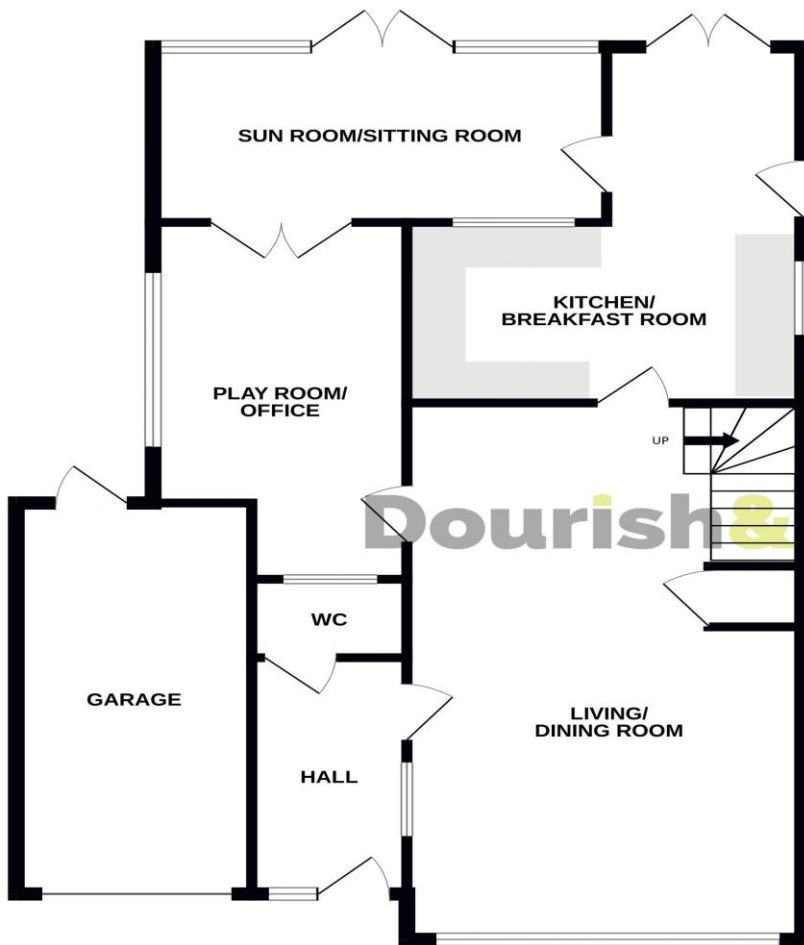
Outside Rear

A good sized enclosed garden, laid mainly to lawn, having a paved seating area, and a variety of established planting beds.



GROUND FLOOR

1ST FLOOR

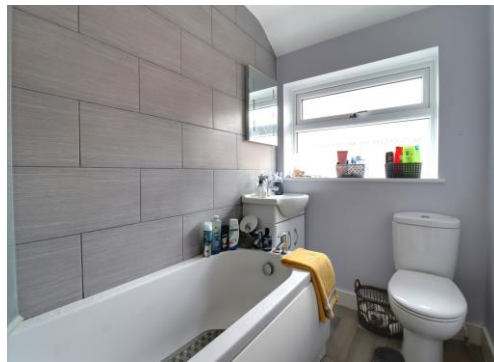


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100)	A	
Energy efficient	(81-91)	B	
Decent	(69-80)	C	
Needs improvement	(55-68)	D	
Below average	(39-54)	E	
Very poor	(21-38)	F	
Least energy efficient - higher running costs	(1-20)	G	

TBC

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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