

Victoria Walk

Hixon, Stafford, ST18 0RH

John German





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£365,000

A tremendously spacious four double bedrooomed detached house with a fabulous interior and an exceptionally sized rear garden.



Forming part of a recent village development by Taylor Wimpey and approached from New Road, this four bedroomed home really must be viewed to appreciate the excellent layout and generous size of accommodation that is perfectly designed for the young busy family. It is modern neutrally decorated throughout, has Kamdean flooring on the ground floor and contemporary bathroom and kitchen fittings.

The half glazed front main entrance door leads to a lovely long through hall with Kamdean flooring, stair to first floor and a fitted guest's cloakroom/WC.

The heart of this modern family home is a large semi open plan kitchen and adjoining dining room which spans the property from front to back and has French window access to the rear garden. The fitted kitchen section is substantial in size and has a large range of colour toned base, wall and drawer units with roll top work surfaces, splash back tiling and integrated appliances to include an electric cooker, gas hob, extractor hood, fridge/freezer and dishwasher together with an inset sink unit and Kamdean flooring. The dining room is separated only by double doors and is a further generous space.

Also enjoying views and direct access to the superb rear garden is the family lounge which also connects to the dining room.

A separate study/snug is positioned to the front of the property and offers versatile use.

On the first floor a centre landing provides access to the four double bedrooms and family bathroom and also gives access to an airing cupboard and loft hatch access. The front facing master bedroom has two windows which glimpse country views beyond Victoria Walk and it has its own en suite shower room with partial tiling, double width shower enclosure, low level WC and wash hand basin.

Bedrooms two, three and four are all of double sized proportions and enjoy pleasant rear or front facing views and share use of the main family bathroom which is appointed with a contemporary white and chrome suite to comprise bath with shower over, low level WC, wash hand basin and partial tiling.

Outside, an adjoining double garage with two up and over doors, electric light and power and a side personnel door leading to the rear garden. There is driveway parking for four cars or so together with a lawned fore garden and borders.

The exceptionally sized rear garden for a modern home is tailor made for children's recreation and offers a mainly lawned garden with shrubbery and perennial borders together with various trees and a patio area.

Note: There is an annual communal/Greenspace charge of approx. £200.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

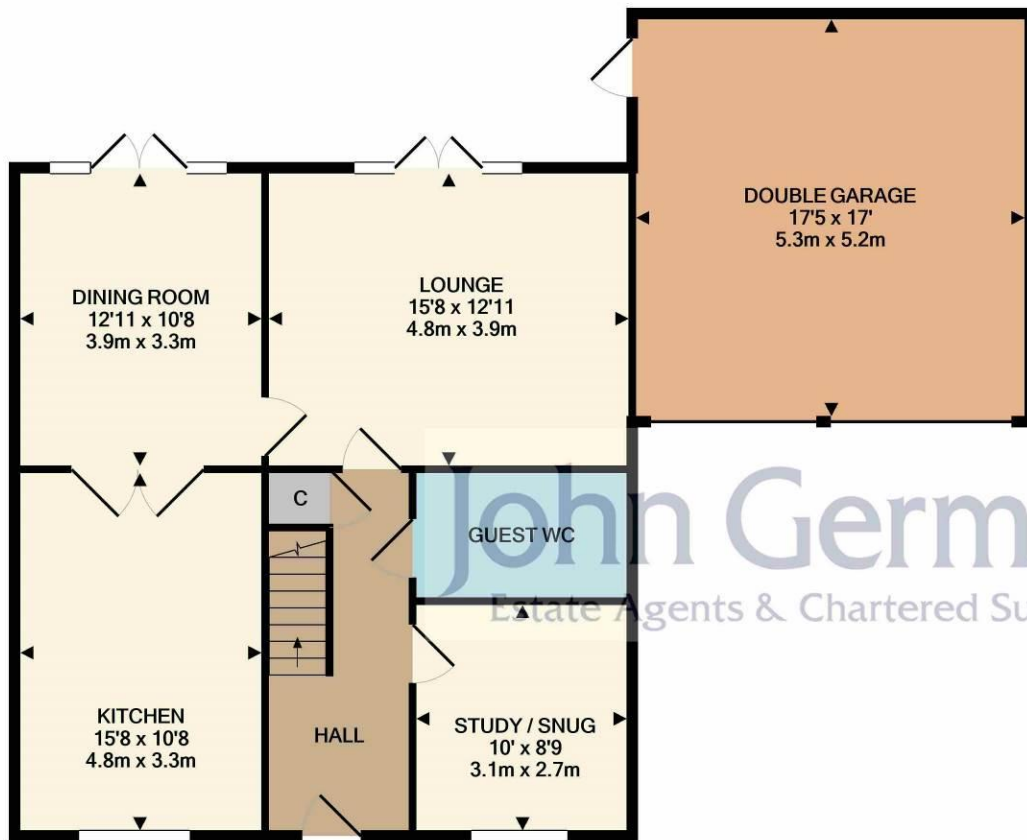
Useful Websites: www.environment-agency.co.uk www.staffordbc.gov.uk

Our Ref: JGA/07042021

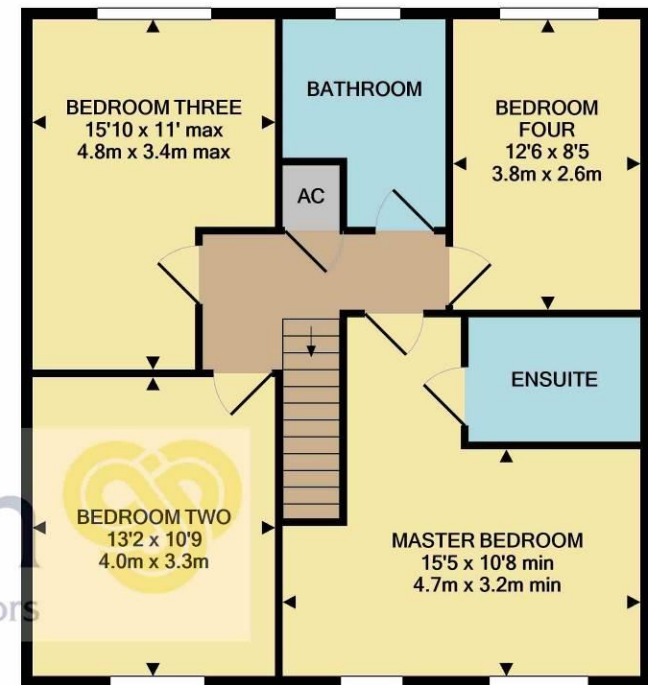
Local Authority/Tax Band: Stafford Borough Council / Tax Band E







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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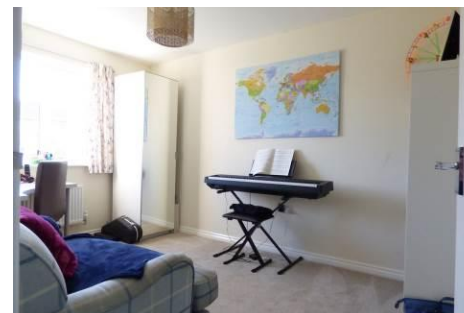
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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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