

Sycamore Drive

Hixon, Stafford, ST18 0FB

John German





Sycamore Drive

Hixon, Stafford, ST18 0FB

£350,000

Enjoy all of the benefits of village life in Hixon with superb countryside on the doorstep and excellent amenities including St. Peters primary school, two supermarkets and a post office and the popular Bank House pub.



Located in the centre of the village and therefore convenient for all amenities, here is a great opportunity to buy a four bedroom detached house ideal for the young growing family and having the benefit of a separate lounge, dining room and play room/family room together with a good sized breakfast kitchen.

The property has gas central heating and uPVC double glazing. A part glazed front main door opens into the reception hall with stairs to first floor and a two-piece fitted guest's cloakroom.

The well proportioned front facing reception room has a bay window and at the rear of the house is a separate family sized lounge with double doors that lead out to the patio and garden.

Also enjoying a pleasant rear garden aspect is the breakfast kitchen with a range of white gloss units, contrasting worktops, splash back tiling, inset sink, built in cooker, hob and refrigerator. There is also a useful under stairs pantry store and access to a utility room with a fitted worktop and sink unit plus space for a washing machine and tumble dryer. Also leading off the kitchen is a separate reception room that is currently used a playroom and has a front aspect window.

On the first floor a centre landing gives access to the four bedrooms, family bathroom and a shelved storage cupboard. All bedrooms have built in wardrobes and the master bedroom has a three-piece fitted white and chrome en suite shower room.

The part tiled family bathroom is also fitted with a white and chrome suite to comprise bath with mixer tap shower over, wash hand basin and low level WC.

Outside - A single garage has an electric roller shutter door, electric light and power points, wall mounted gas central heating boiler and internal door to the utility room. A block paved driveway provides off road parking with adjacent lawned foregarden. Side gated access leads to the fenced and enclosed rear garden that has had new landscaping works to include a new full width patio and centre path area with gravelled beds, inset lawns and sleeper edged borders.

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.

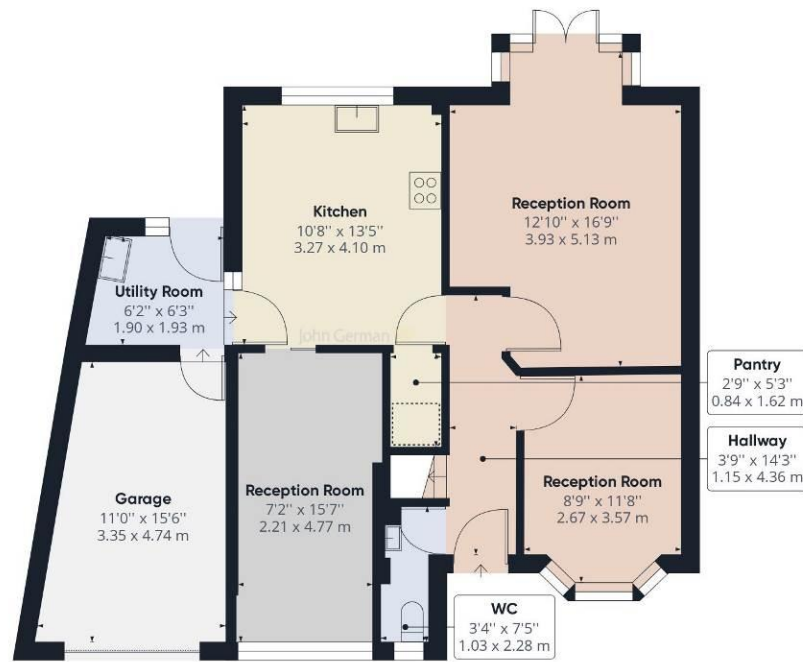
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/30062023

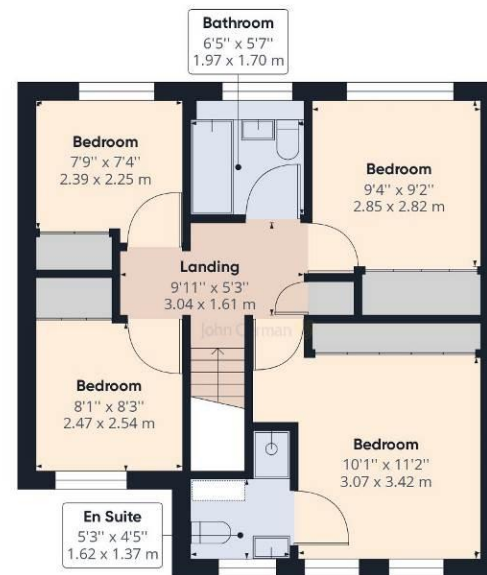
Local Authority/Tax Band: Stafford Borough Council / Tax Band E







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1377.34 ft²

127.96 m²

Reduced headroom

6.37 ft²

0.59 m²

(1) Excluding balconies and terraces

 Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



John German

5 Pool Lane, Brocton, Stafford, Staffordshire, ST17 0TR

01785 236600

stafford@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
 Burton upon Trent | Derby | East Leake | Lichfield
 Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



