

Church Road

Hixon, Stafford, ST18 0PB

John 
German






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£295,000



A superbly and stylishly reappointed link detached house in the village centre, close to all amenities and set behind a long driveway and front garden and having a sunny south facing rear garden.

Presented to near show home standard throughout and offering accommodation that will appeal to upsizers and downsizers alike, this fabulous property really must be viewed to be fully appreciated!

The gas centrally heated and uPVC double glazed house offers a fully enclosed storm porch entrance that then leads to the main front hall with stair to the first floor and door leading into the beautiful lounge. This room has a front facing bow window and a focal point oak fire place and electric fire fitted.

Leading off the lounge is a separate dining room that has rear garden facing patio doors and laminate floor and has open access into the adjoining kitchen which has a full range of high gloss base and wall units with contrasting worktops, inset sink unit, metro style splashback tiling, built in electric cooker, induction hob and extractor hood, space for refrigerator and understairs pantry store.

Leading off the kitchen is an ultra spacious utility room with a further extensive range of storage cupboards and worktops together with a further sink unit, splashback tiling and appliance spaces for a washing machine and tumble dryer. A separate guest cloakroom with refitted wash hand basin, WC and half height wall tiling leads off the utility room. The original garage to the property is now used as an all purpose storage room and has a timber floor, large built in cupboard and quality uPVC double front doors.

On the first floor, a light and bright landing with built in boiler/airing cupboard gives access to the two double and one single bedrooms. Bedroom one has a very pleasant front facing aspect and built in wardrobes. Bedroom two enjoys views overlooking the rear garden and bedroom three looks to the front of the property and also has a built in wardrobe.

The refitted family bathroom has extensive tiling and offers a white contemporary suite and chrome fittings to comprise panelled bath with electric shower unit over, low level WC and wash hand basin.

Outside, storage garage with timbered floor, double uPVC entrance doors and a large built in storage cupboard. Block paved driveway to the front of the house large enough to accommodate several cars and sitting next to a lawned fore garden with established shrubbery borders. The rear garden enjoys a sunny south facing orientation and offers a patio area and pathways, fenced boundaries, two lawns, well stocked shrubbery and perennial borders and a useful timber garden shed.

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

Property construction: Brick

Parking: Drive

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband and type: ADSL - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

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

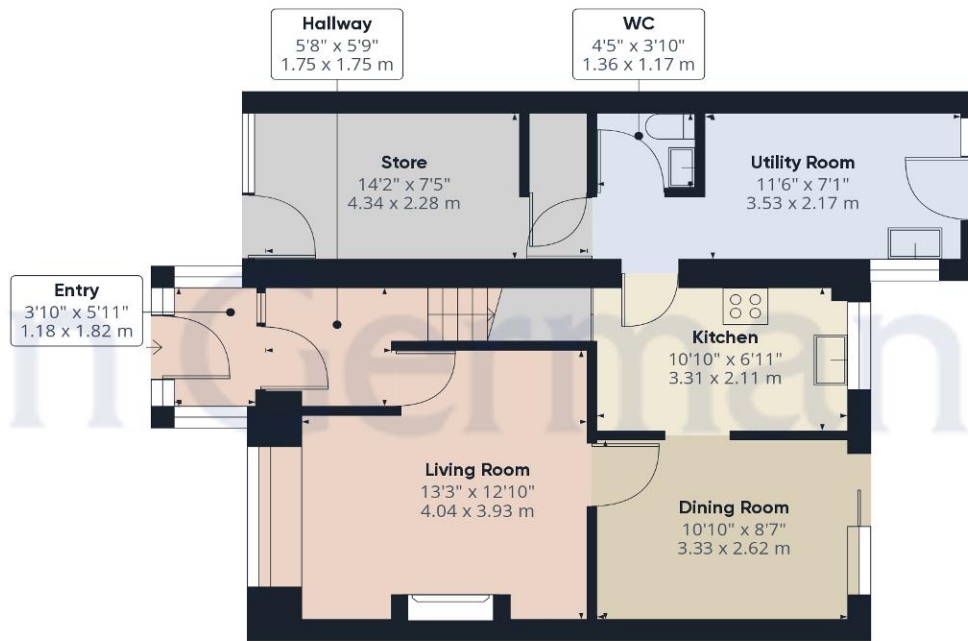
Useful Websites: www.gov.uk/government/organisations/environment-agency

www.staffordbc.gov.uk

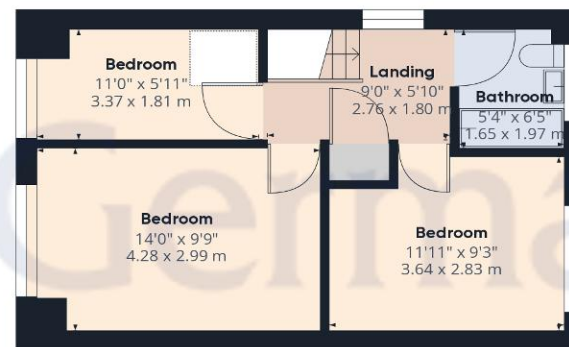
Our Ref: JGA/05042024







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1019.15 ft²

94.68 m²

(1) Excluding balconies and terraces

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

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Agents' Notes

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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