

Sycamore Drive

Hixon, Stafford, ST18 0FB

John
German





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£385,000

Do not miss your chance to buy this exceptional, stunning property, in the beautiful village of Hixon. This is a unique property on the Elm Park area of Hixon. This was previously a show home and has the additional benefits over and above other properties on what was previously a Taylor Wimpey development. The property has an additional garden room/utility area off the recently fully refurbished kitchen. The garage has also been converted, which is already a large work from home office area, with fully fitted cupboard units, and fully carpeted. The house also has views over the open space areas of Elm Park. This property is spread over an area of 1,604 sq ft gross internal floor area including the converted garage space with three parking spaces, a substantial front garden and exceptional rear garden.

Hixon is an exceptionally popular village having a school, two mini markets and a welcoming country dining pub. The village is well situated for easy access of the A51 and A518.

Step inside the reception hall with a feature modern radiator, stairs rising to the first floor landing and professionally fitted under stairs cupboards. A cloakroom leads off having splendid tiling, WC, wash basin and a feature radiator. The delightful lounge has a front facing bay window and an attractive fireplace with marble hearth and inset housing a gas fire. Double doors open to a separate dining room that in turn leads to a lovely conservatory which has a tiled floor and double French style doors to the garden. The superb fitted kitchen has an extensive range of units with contrasting wood effect work surfaces incorporating a sink and drainer. Integrated appliances comprise a gas hob with concealed extractor canopy above, split level oven, dishwasher and fridge. There are stylish tiled splash backs, a breakfast bar, downlighting, recessed shelving in addition to a dresser style shelving unit. The garden room has an extensive range of matching units in addition to a seat with show storage beneath. Double French style doors open to the garden.

The double garage has been converted into an excellent home office and storage facility with numerous cupboards, French style double doors and adjacent windows open to the front driveway. This could easily be re-instated to a double garage.

The spacious first floor landing has a linen cupboard. The principal bedroom benefits from an excellent range of built in wardrobes and its own en suite having a double width shower, pedestal wash basin, WC and a fitted bathroom cabinet. Bedrooms two and three have an extensive range of furniture and the fourth bedroom is currently used as a dressing room. The family bathroom comprises a bath with traditional chrome mixer tap and shower, a wash basin and WC set into an integrated unit with cupboards, a vertical towel radiator and contrasting wall tiling.

Outside - The property stands back beyond a brick block paved drive. Beautiful gardens extends to the front and side that enjoy a wealth of manicured small trees, a raised brick bed and several ornamental chip borders plus a block paved terrace. Gated access leads to the wonderful rear garden having an Indian stone terrace that extends to the other side of the property, beyond which lies an immaculate lawn with circular terrace and metal gazebo, further raised terrace with contemporary style fencing and vertical cut sleepers to slightly raised borders.

Notes: As previously mentioned the double garage has been converted to create a home office and storage facility with several units, this could easily be converted back to a double garage.

The summerhouse and shed are not included in the sale.

The property is situated off a private drive and neighbouring properties have a right to pass over the first part of the drive.

The land registry document contains covenants, rights and charges, a copy is available upon request.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Traditional **Parking:** Drive **Electricity supply:** Mains

Water supply: Mains **Sewerage:** Mains **Heating:** Gas

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

Broadband type:

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

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

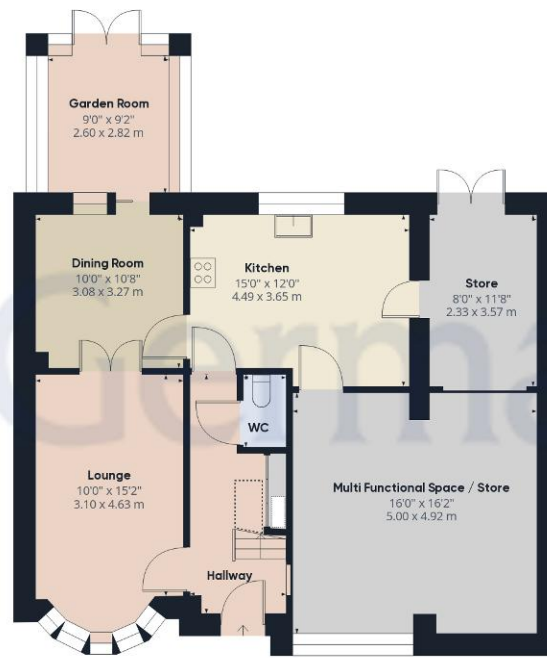
Local Authority/Tax Band: Stafford Borough Council / Tax Band D

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

Our Ref: JGA/29072024







Ground Floor

Approximate total area⁽¹⁾

1628.04 ft²

151.25 m²

Reduced headroom

7 ft²

0.65 m²



Floor 1

(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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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