

Grange Court

Hixon, Stafford, ST18 0GQ

John German





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£445,000

An attractive modern detached house situated in a sought-after cul de sac position on the outskirts of the village with a refitted breakfast kitchen, a remodelled conservatory, two reception rooms, two en suites and a double garage.



Hixon is a popular village with local shops, takeaways, welcoming village country pub and primary school. It is well situated for commuters being within easy access of the county town of Stafford to the west and the market town of Uttoxeter to the east.

Accommodation

Entrance door opens into the reception hall with stairs rising to the first-floor landing, an internal door to the garage, a useful cupboard and a guest cloakroom off with a two-piece suite. The elegant lounge has an attractive fire surround with coal effect gas fire, double doors opening to the dining room and patio doors opening to the conservatory that has been completely refurbished that has the benefit of a pitch tiled roof with three velux roof lights, electric blinds to the windows plus double doors opening to the patio. A separate dining room has a front facing bay window. The excellent breakfast kitchen has been upgraded with an excellent range of gloss units with granite work surfaces and a matching island unit. There is a recessed Franke sink and granite drainer, and integrated appliances comprise fridge/freezer, dishwasher and a Rangemaster oven with extractor canopy above. There is LED downlighting, French style doors opening to the terrace and garden and an internal door to the utility room that has further units, a stainless-steel sink and drainer, and space and provision for domestic appliances.

On the first floor is a spacious gallery landing with built-in cupboard and loft access to a partly boarded roof space with electric light and point. There are five excellent bedrooms, two of which have Vernon & Tutbury fitted en suite shower rooms with full height tiling. The family bathroom is also luxuriously appointed, again with a Vernon & Tutbury white suite comprising shaped bath with shower, pedestal wash basin, WC, full height tiling and chrome towel radiator.

Outside

The property occupies an impressive corner plot position with the benefit of a spacious drive that gives access the double garage, and an attractive lawned foregarden. Gated access to both sides of the property leads to the rear garden with a splendid spacious sun terrace with wrought iron railings and retaining wall, and steps down to a lower level lawn with a garden shed. There are external power points and a water point.

Note: There is residential planning consent for houses on the land opposite Grange Court.

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.

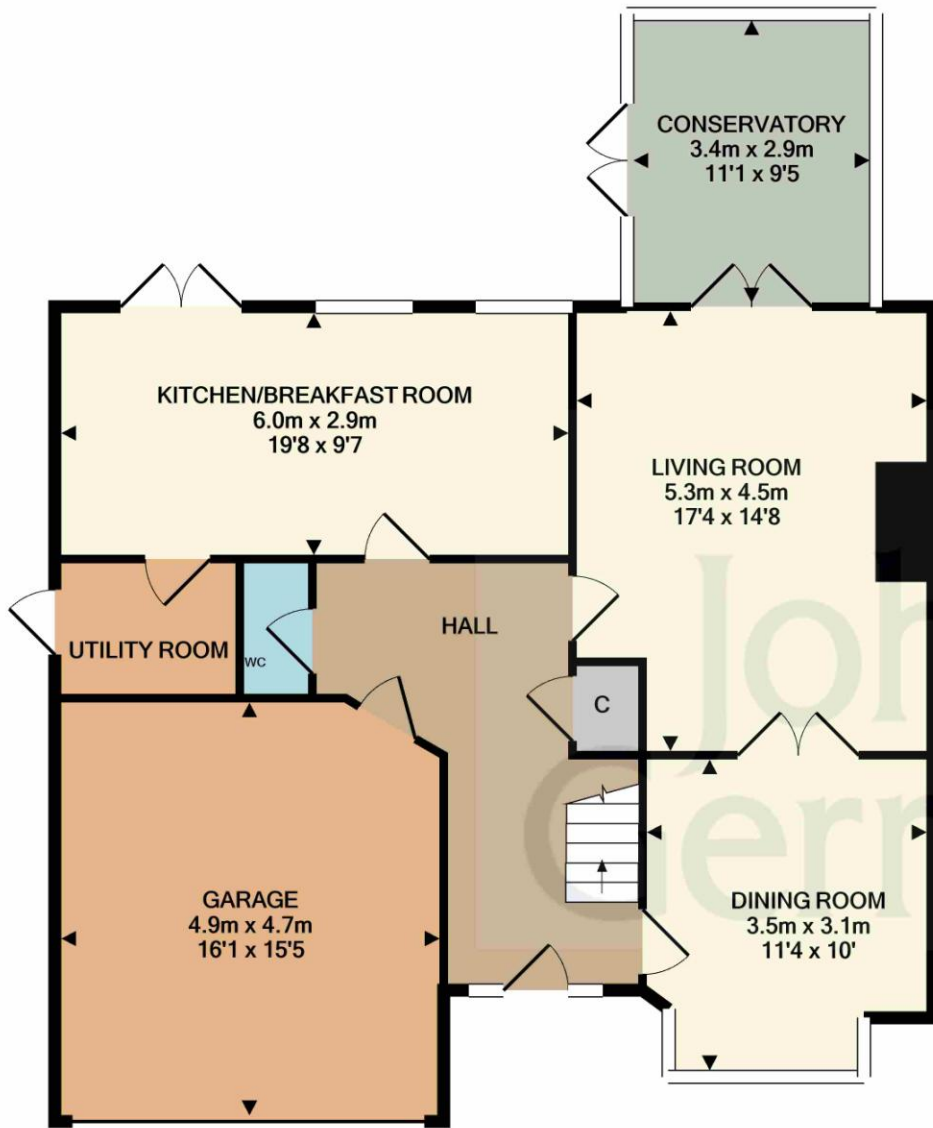
Useful Websites: www.environment-agency.co.uk www.staffordbc.gov.uk

Our Ref: JGA/25102020

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







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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Agents' Notes

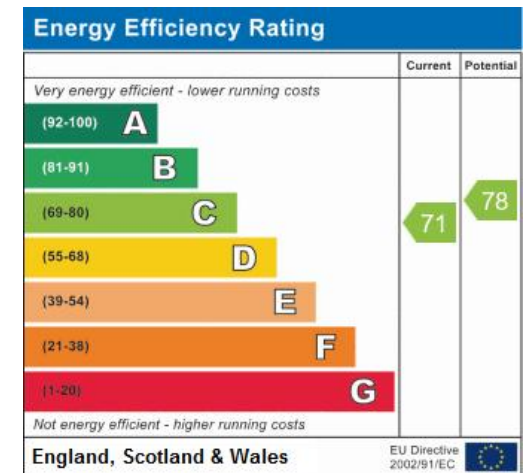
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Referral Fees

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.

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