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**Grange Court | Stafford | ST18 0GQ**  
**Offers Over £500,000**

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# Summary

\*\* SOUGHT AFTER LOCATION \*\* EXECUTIVE DETACHED FAMILY HOME \*\* FIVE BEDROOMS \*\* TWO RECEPTION ROOMS \*\* THREE BATHROOMS \*\* DOUBLE GARAGE \*\* COUNTRYSIDE VIEWS TO REAR \*\* DRIVEWAY \*\* DECEPTIVELY SPACIOUS THROUGHOUT \*\* VIEWING ESSENTIAL \*\*

Positioned within an established and desirable residential setting in the Staffordshire village of Hixon, Grange Court is a substantial detached family home offering approximately 2,433 sq ft (226 sq m) of accommodation.

The property provides an impressive combination of five bedrooms, three bathrooms and three reception rooms, creating a particularly versatile home suited to modern family life, entertaining and those requiring dedicated work-from-home or hobby space.

From the outset, the scale of this home is immediately apparent. The generous accommodation provides excellent flexibility, with three reception rooms offering a choice of formal and informal living

# Key Features

- SOUGHT AFTER LOCATION
- FIVE BEDROOMS
- THREE BATHROOMS
- COUNTRYSIDE VIEWS TO REAR
- DECEPTIVELY SPACIOUS THROUGHOUT
- EXECUTIVE DETACHED FAMILY HOME
- TWO RECEPTION ROOMS
- DOUBLE GARAGE
- DRIVEWAY
- VIEWING ESSENTIAL

# Rooms and Dimensions

## Entrance Hallway

## Living Room

16'11" x 11'3" (5.18 x 3.45)

## Kitchen

9'8" x 14'8" (2.96 x 4.49)

## Utility Room

5'5" x 6'6" (1.66 x 2.00)

## Dining Room

12'3" x 11'4" (3.74 x 3.47)

## Conservatory

11'1" x 9'6" (3.39 x 2.90)

## WC

5'2" x 3'2" (1.59 x 0.99)

## Garage

15'3" x 15'4" (4.66 x 4.69)

## Landing

## Bedroom 1

11'7" x 15'4" (3.55 x 4.69)

## En Suite

5'6" x 7'6" (1.70 x 2.30)

## Bedroom 2

8'4" x 14'8" (2.56 x 4.49)

## En Suite

5'1" x 7'6" (1.55 x 2.31)

## Bedroom 3

9'1" x 11'3" (2.79 x 3.43)

## Bedroom 4

9'9" x 11'4" (2.99 x 3.47)

## Bedroom 5

9'9" x 7'0" (2.98 x 2.14)

## Bathroom

6'10" x 6'9" (2.10 x 2.08)

## Identification Checks (R)







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