



5 Hilcote Hollow, Stafford

£395,000 Freehold



Sitting within a sizeable 0.15-acre plot with potential to extend on both the side and rear, presenting the perfect opportunity to create your forever dream home right here in Stafford. • Four generously sized double bedrooms, perfectly designed for busy family living, including a master bedroom with fitted wardrobes, an en suite, and a family bathroom with a bath and shower. • Versatile living areas including a bright living room with a bay window and feature fire surround and seamless flow into the dining area. Kitchen with peninsula island and breakfast bar, study, and WC • Stunning and beautifully maintained East-facing rear garden with generous grass lawns that spread throughout, mature borders with shrubs, wraparound patio seating space and access into the garage. • Beautiful double-frontage with portico entrance, grass lawns to both sides, a driveway with ample off-road parking.



Flip your eggs sunny side up and get ready to crack open the potential at Hilcote Hollow! Set in a popular Stafford spot, this family-friendly home is ready for someone to whisk it into their forever home, with exciting scope to extend both the side and rear — because there's always room for one more egg in the pan!

This home begins with a sizeable 0.15-acre plot with a stunning frontage that boasts beautiful grass lawns and a portico that guides you straight to the front door. Inside, you'll discover a generously sized living room with a bright bay window, a featured fire surround and a seamless flow leading into the dining room. Here is the ideal spot for hosting friends and family with glazed French doors leading to the garden.

The kitchen is situated in a practical U-shape with ample cabinetry spaces, plenty of room for appliances and a peninsula kitchen island with a breakfast bar. Off the kitchen there is a handy utility room with access to the garden and garage. Downstairs also boasts a study and W/C.

Upstairs is home to four generously sized double bedrooms, including a master bedroom with fitted wardrobes and an en suite. The family bathroom is ideally suited for busy family life with a bath and a separate shower.

This home presents the perfect opportunity for someone to step right in and make it their forever home; with space to extend on both the side and rear, this is a spot where you can make it your own and have space for everyone and everything.

The East-facing rear garden is a stunning main event, with a beautifully maintained ample grass lawn, mature borders and shrubs and patio seating spaces that wrap around the house. The garden also boasts convenient side access to the front and into the generously sized double garage.

Location

Stafford North is a popular and well-connected area offering a great balance of convenience, community, and countryside. Located just a short distance from **Stafford town centre**, the northern side of the town is highly sought after by families, professionals, and commuters alike thanks to its excellent transport links, quality local amenities, and attractive residential developments.

The area benefits from **easy access to the M6 motorway (Junction 14)** **Stafford railway station** is also within easy reach, offering regular direct services to London, Birmingham, and Liverpool, making it ideal for those needing to travel further afield.

Local amenities include well-regarded **primary schools and the popular Sir Graham Balfour High School**, everyday shops, supermarkets, leisure facilities, and pleasant green spaces. Nearby attractions such as **Cannock Chase Area of Outstanding Natural Beauty** and **Doxey Marshes Nature Reserve** provide plenty of opportunities for outdoor recreation.



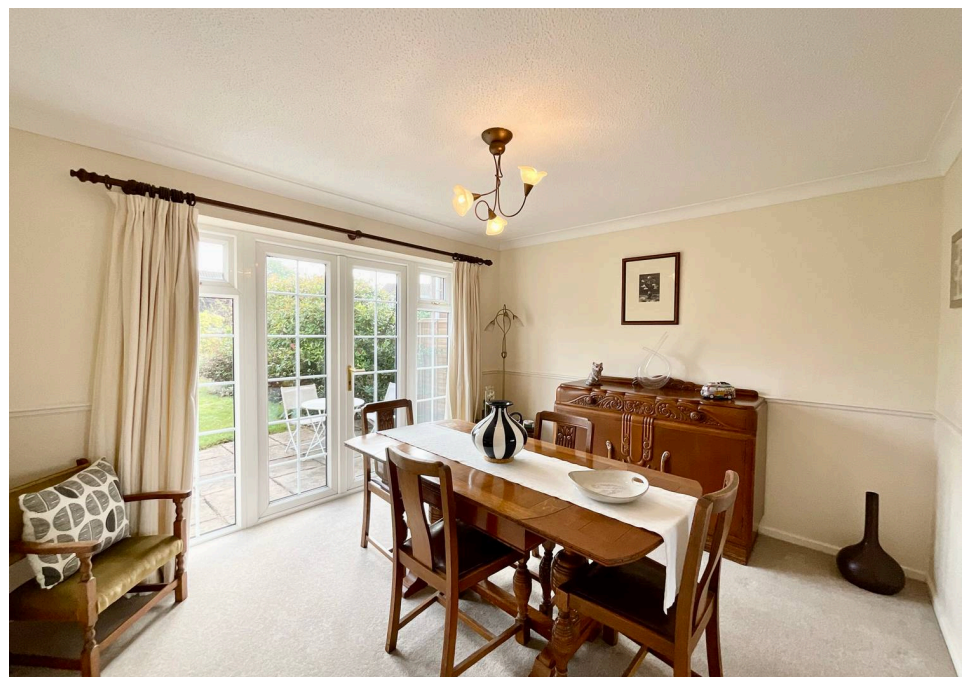
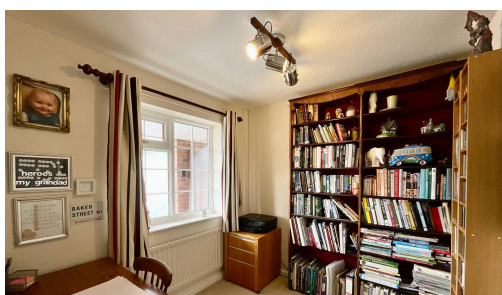
Spacious 4-bed home in Stafford North with scope to extend, double garage, large garden, and modern kitchen. Close to schools, transport links, and green spaces. Ideal for families.

Council Tax band: E

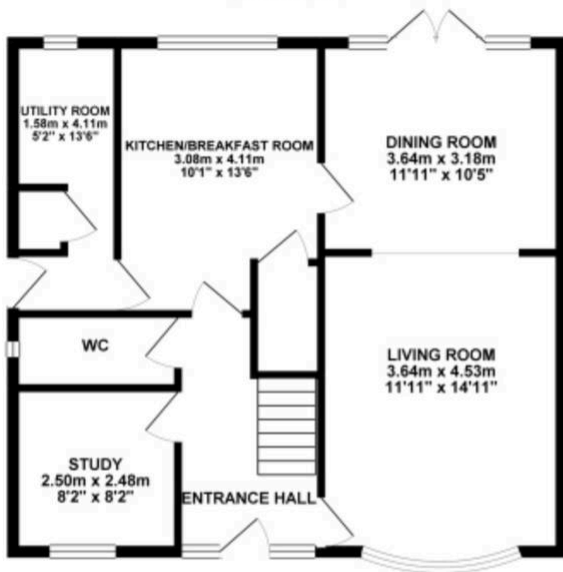
Tenure: Freehold

EPC Energy Efficiency Rating:

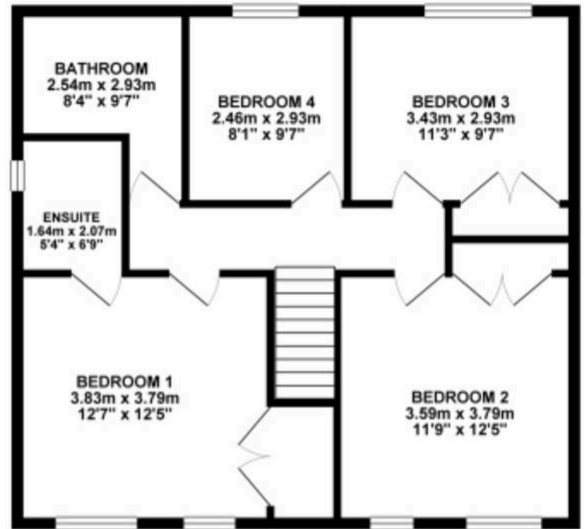
EPC Environmental Impact Rating:



GROUND FLOOR 64.51 sq. m.
(694.38 sq. ft.)



1ST FLOOR 65.58 sq. m.
(705.92 sq. ft.)



TOTAL FLOOR AREA : 130.09 sq. m. (1400.30 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
Made with Metropix ©2028



You can include any text here. The text can be modified upon generating your brochure.

01785 814917