

Eccleshall Road

Stafford, ST16 1JA

John 
German






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£700,000



An upgraded and improved substantial three storey Victorian semi detached house. A wonderful orangery provides delightful living and dining space that opens to the kitchen and superb sun terrace and garden.

This magnificent example of a substantial three storey Victorian residence is complemented by its wonderful rear garden. Situated in a highly sought after and established road convenient for the town centre and Junction 14 of the M6 which provides direct access into the national motorway network and M6 Toll. Stafford has an intercity railway station offering regular services to London Euston, some of which take approx. one hour and twenty minutes.

A covered porch opens to an extremely impressive reception hall that provides a most welcome introduction to this wonderful period home. It has a Minton tiled floor, traditional style radiators and superb original ceiling and wall architectural features. Stairs gracefully rise to the first floor with useful under stairs storage and fitted bookshelf. A guest's cloakroom leads off having a WC, wall hung wash basin and traditional cast radiator.

A very useful store/utility is accessed off the main hall and has a range of built in cupboards plus space and provision for a washing machine.

The elegant drawing room has a deep front facing bay window, stone open fireplace with tiled hearth and hardwood flooring. A separate sitting room also has a front facing bay window, white fire surround with black tiled hearth and inset housing a coal effect fire.

The magnificent open plan kitchen and orangery is a stunning feature of the property, the kitchen has a superb range of bespoke handmade units complemented by granite work surfaces and ceramic twin bowl sinks. A large island has further base cupboards and a granite top that extends to dining areas either side. There is a central recessed fireplace housing an Aga with adjacent full height bespoke cupboards plus an integrated fridge and freezer. The room has downlighting and tiled flooring with under floor heating. A wide opening to the exceptionally spacious and elegant orangery that has a large lantern roof, hardwood flooring and double French style doors to the garden.

Arranged around the first floor landing are three excellent double bedrooms, the principal bedroom has front facing windows, original cast fireplace (now ornamental) and an exposed wooden floor. It also has its own splendidly appointed en suite wet room having shower, wash basin, WC and downlighting.

The luxuriously appointed bathroom has a traditional white suite comprising freestanding claw foot bath with chrome mixer tap and shower, wash basin, WC, original cast fireplace with tiled inset, exposed wooden floor and a traditional style radiator.

On the second floor there is a generous style study/sitting area with vaulted ceiling and a door to easily accessed loft space.

A well appointed shower room has a circular wash basin standing on an integrated unit, WC, double sized shower and exquisite tiling. Also on this floor is another spacious bedroom with a vaulted ceiling and a range of built in bedroom furniture.

The house stands well back from the road beyond a remote controlled entrance alongside attractive brick pillars that opens to the extensive drive capable of parking numerous vehicles and is well screened by a mature hedge and trees. An additional wrought iron remote control side gate leads to a further drive area that in turn gives access to the double garage having an electric up and over door and ladder to work shop space.

The truly wonderful rear garden has an extensive shallow three tiered terrace that has been professionally designed and landscaped. It is immediately accessed from the orangery, perfect for outdoor entertaining and dining surrounded by beautifully stocked raised beds and border. Beyond lies two formal lawned gardens which have the benefit of abundantly stocked mature borders extending to a productive area with traditional stone paths to planters, greenhouse and shed.

Notes

The property has gas central heating, the majority is underfloor and some is through traditional radiators. The property is semi detached.

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.gov.uk/government/organisations/environment-agency

Our Ref: JGA/02062023

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







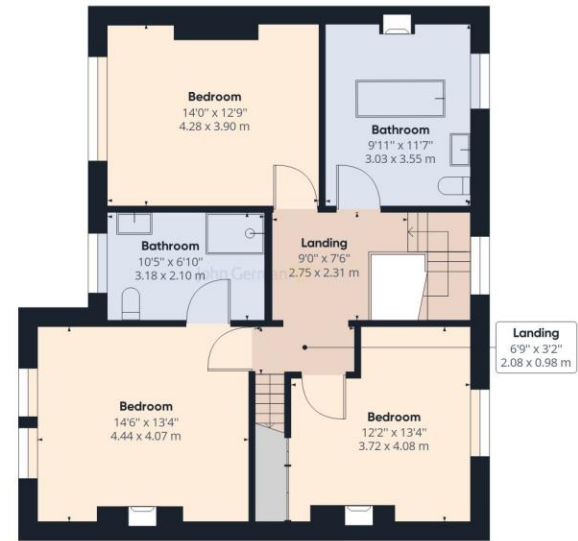








Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

2790.34 ft²

259.23 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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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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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