



Marwood *Homes*

232 Eccleshall Road, Stafford, ST16 1JH



Offers Invited £335,000

A brand new beautifully designed detached family home. Having its own gated private drive. The property has a spectacular open plan living room with bifold doors with dining kitchen off. Fitted with a high end kitchen having illuminated work surfaces and includes 'neff' appliances. Entrance hall, downstairs guest wc and integral garage. There are four bedrooms with master having a stylish ensuite shower room, and family bathroom to the first floor. The property is gas central heating and fully double glazed. AVAILABLE NOW

Frontage

Set back from the road and accessed via 5 bar wooden gate with block paved drive leading to the garage. There is a lush green lawn with well stocked plant boards and side gated access to the rear garden. External wall lighting.

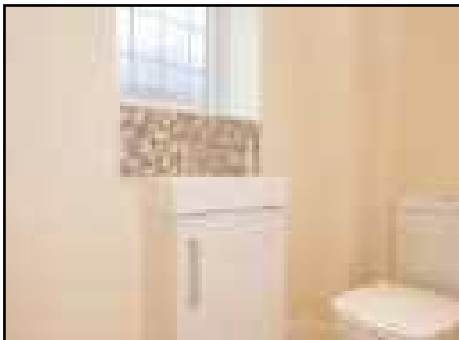
Entrance Hall

Accessed via double glazed door with PVCu leaded window to front, wooden stairs to first floor with useful cloaks cupboard underneath. Large tiles to the floor and alarm panel with glass panelled timber door to the living room and kitchen.



Guest WC

Having PVCu leaded window to front, chrome heated towel rail and white suite comprising wc and wash handbasin with complimentary splashback tiling.



Living Room 4.70m x 3.89m (15'5" x 12'9")

PVCu leaded window to front elevation with and bifold doors to the rear garden. Underfloor heating and access to:



Kitchen & Dining Area 5.19m x 3.55m (17'0" x 11'8")

A fantastic open living space perfect for the family.



Dining Area

Having underfloor heating with large tiled floor and bifold doors to the rear garden. To one wall there are fitted units with soft close doors/sliding concealed drawers and space for American fridge/freezer.



Kitchen Area

Stylish fitted with an array of base and wall units with 'neff' appliances including a cooker, 5 burner hob with extractor hood over, dishwasher and washing machine. Expensive work-surfaces with inset bowl. Large tiled flooring and PVCu double glazed window to rear.



First Floor Landing

Light and airy gallery landing with three windows to the front. Useful airing cupboard



Master Bedroom 4.70m x 3.94m (15'5" x 12'11")

A double bedroom with windows to front and rear, two central heating radiators and ceiling spot lights, door to:



Ensuite Shower Room

Immaculate ensuite being fully tiled with suite comprising wc, wash hand basin with mixer tap and corner shower enclosure. Tall chrome heated towel rail and double glazed window to front.



**Bedroom Two 3.36m x 2.60m
(11'0" x 8'6")**

Another double bedroom with double glazed window to the front and radiator.



**Bedroom Three 2.89m x
2.86m (9'6" x 9'5")**

Having a double glazed window to the rear and radiator.



**Bedroom Four 3.15m x 1.98m
(10'4" x 6'6")**

Having a double glazed window to the rear and radiator.



Family Bathroom

Fitted with a white coloured suite comprising bath, pedestal wash hand basin and wc. Having a separate walk in double shower enclosure with complimentary tiling. Double glazed window to rear and extractor.



**Integral Garage 5.60m x 3.17m
(18'4" x 10'5")**

Having a up and over door to front and upvc door from the rear to the garden. Wall mounted central heating boiler.

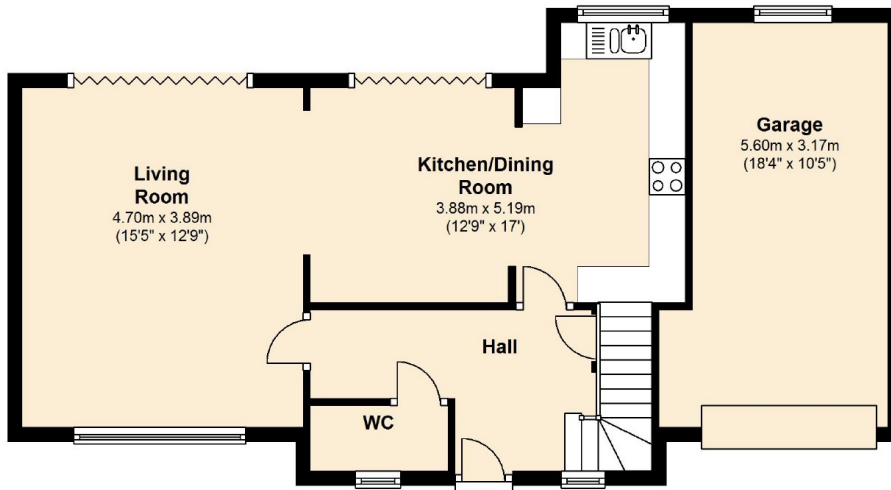
Rear Garden

The private rear garden is all enclosed and footings are in place for a conservatory or orangery should you wish to add after the purchase. The garden is mainly laid to lawn with well stocked borders and gated access back to the front.

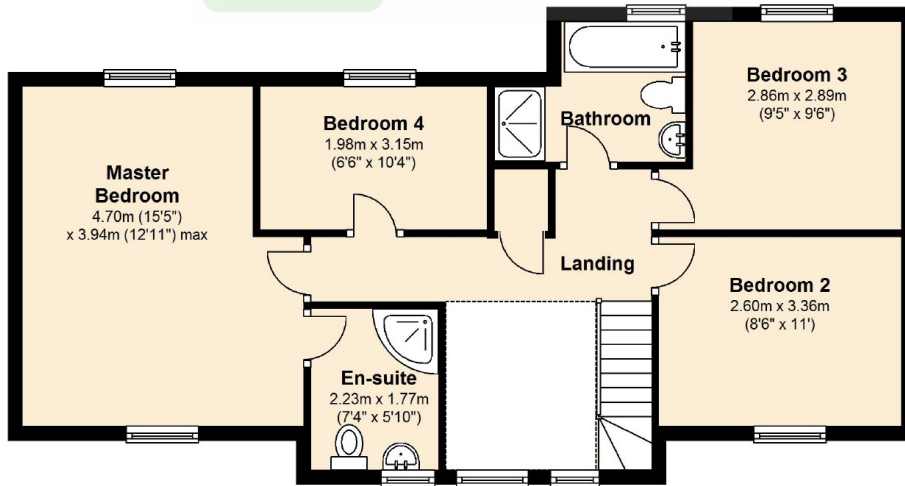


Ground Floor

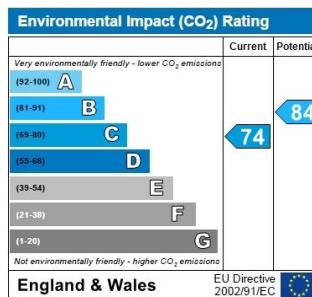
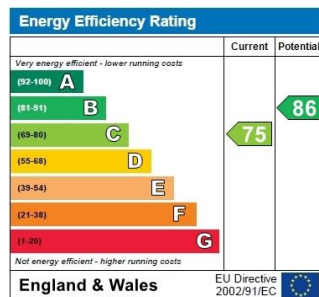
Approx. 63.0 sq. metres (678.3 sq. feet)



Approx. 48.9 sq. metres (526.8 sq. feet)



Total area: approx. 112.0 sq. metres (1205.1 sq. feet)



You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

www.marwoodhomes.com

01543 500700

enquiries@marwoodhomes.com

3 Market Hall Street, Cannock, Staffordshire, WS11 1EB