

Stafford Road

Eccleshall, Stafford, ST21 6JP

John
German





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£650,000

Newly built individual and superbly appointed detached house occupying a delightful and exclusive plot with long drive. Stunning living and dining kitchen and two en-suites.



This individual superbly appointed newly built detached house is presented and finished in a contemporary style having the benefit of a 10 Year Build Zone Guarantee, under floor heating to the ground floor and traditional radiators to the first floor. It has an excellent range of flooring throughout, Karndean flooring to the ground floor and carpets to the first floor along with a fine range of modern quality doors and door furniture.

Accommodation

Traditional canopy porch entrance leads to a spacious and impressive reception hall with a central staircase rising to the first-floor landing with oak and glass balustrades. The reception hall has a built in cupboard, a further cupboard housing the pressurised hot water system and a guest cloakroom. This has a low flush w.c and a wash basin with integrated cupboard beneath.

In the study with two front facing windows overlooks the long private drive.

In the simply stunning open plan living and dining kitchen, the living area has a recessed fireplace with cast burner and two side windows. There are two sets of bi-folding doors from both the living and dining areas that open directly onto the Indian stone terrace and garden beyond. The kitchen has a very smart range of grey high- and low-level units with contrasting quartz work surfaces and a stainless steel double bowl sink. Included are an integrated double oven, fridge freezer and dishwasher. There is a matching central island incorporating an induction hob, drawer units beneath to one side and a dining bar to the other. An extractor canopy sits above the island and downlighting throughout.

The utility room has a matching range of units with stainless steel sink and drainer and quartz work surfaces.

The first floor split landing areas have oak and glass balconies, which leads to the five double bedrooms. The principal bedroom has a rear facing window and luxurious en suite comprising a shaped bath, separate corner shower, twin wash basins set within integrated drawers beneath, superb full height tiled walls with border and a chrome vertical towel radiator.

The second bedroom has a front facing window and is also en suite having a white suite comprising shower, wall hung wash basin, low flush w.c, chrome vertical radiator and stylish tiling.

There are three well-proportioned double bedrooms and a luxurious family bathroom with a white suite comprising a shaped bath, separate shower, wash basin with integrated drawers beneath, low flush w.c, chrome vertical towel radiator and contemporary full height tiling.

Outside:

The first part of the drive is shared with a neighbouring property which leads into a very long private drive capable of parking numerous vehicles. The drive gives access to the Detached Double Garage. There are lawns to both sides of the property and also to the rear with an Indian stone terrace immediately approached from the bi-folding doors from the living and dining areas of the kitchen.

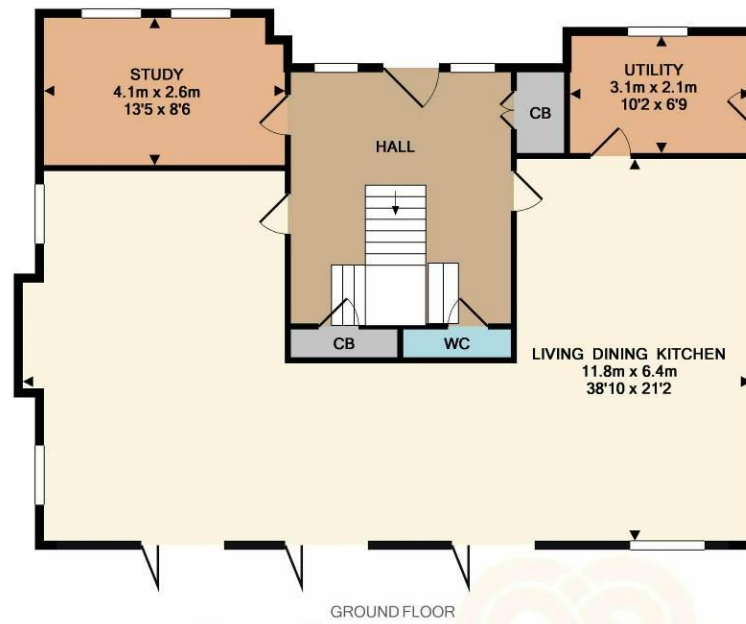
Please note: Although we are aware that open plan living is very popular at this time, the owners are prepared to section off the open plan kitchen space/living room to make separate rooms if preferred. They are also prepared to fence the garden to make it more secure for small children if needed.

Location:

The property is situated within easy walking distance to the centre of the highly sought after market town of Eccleshall which has a range of classy shops, welcoming pubs and restaurants and supermarket. The county town of Stafford has a wider range of amenities including an intercity railway station with some excellent services, including Virgin trains to London Euston that take only approximately one hour and twenty minutes. Junctions 13 and 14 of the M6 provide direct access into the national motorway network and M6 Toll.







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:

- 1) Right of access to the first part of the drive would be granted.
- 2) The property has the benefit of a 10 Year Build Zone Guarantee.

Tenure: Freehold (Purchasers are recommended to satisfy themselves as to 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.

Local Authority: Stafford Borough Council

Useful Websites: environment-agency.gov.uk/maps

staffordbc.gov.uk

Our Ref: PHB/KLT/ST

Agents' Notes

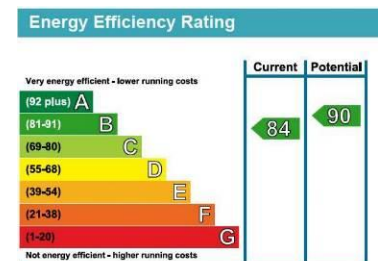
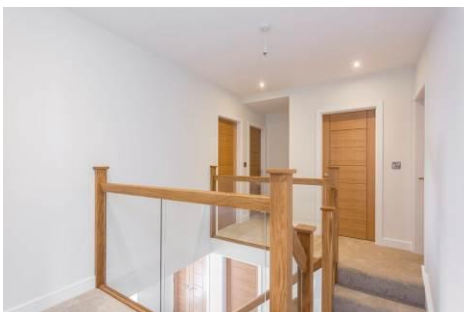
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

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.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.



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