



£485,000

🔑 TENURE: Freehold

📊 EPC RATING: C

💰 COUNCIL TAX BAND: F

Croxton Stafford

Back Lane Croxton
Stafford Staffordshire



If you're looking for a rural property having the convenience of only being a short drive into Eccleshall with its array of shops and amenities, then this beautifully presented 3/4 bedroom detached family home could tick all the right boxes.

Located in the pretty Village of Croxton between the Villages of Eccleshall and Loggerheads and situated on a large private plot with mature gardens, long driveway, which provides ample parking for numerous vehicles and a double garage. Internally the accommodation comprises of a large rear entrance porch, entrance hallway, guest W.C, spacious living room with wood burner, dining room, study/bed four and a contemporary style breakfast kitchen with Granit tops and Island. To the first floor there are three bedrooms, superb contemporary En-suite shower room and a family bathroom. This property is being offered with No Upward Chain.

- Superb 3/4 Bedroom Detached Property
- Double Garage & Ample Off Road Parking
- Large Private Mature Plot
- Living Room & Dining Room
- Breakfast Kitchen & Stunning En-Suite
- Desirable Village Close To Eccleshall

You can reach us **9am to 9pm**, 7 days a week

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk



Entrance Hall

Being accessed through a double glazed stable door and having wood effect laminate floor, radiator, stairs leading to the first floor landing and feature porthole style window.

Guest WC

Being fitted in a contemporary style and having a suite comprising of an enclosed dual flush WC and rectangular wash hand basin with chrome mixer tap and vanity unit beneath. Splashback tiling, wood effect laminate floor, radiator and double glazed window to the front elevation.

Dining Room 11' 0" x 9' 11" (3.35m x 3.03m)

A spacious, open plan dining room having wood effect laminate floor, coving, radiator, and opening into the living room. Glazed double doors lead to:



You can reach us **9am to 9pm**, 7 days a week

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk

Rear Storm Porch 5' 8" x 6' 9" (1.73m x 2.06m)

Having quarry tiled floor, double glazed window to the side elevation, further double glazed windows and double glazed composite doors leading to the rear garden and gravelled driveway

Living Room 19' 5" x 13' 0" (5.92m x 3.95m)

A spacious and light lounge having a cast iron multi-fuel stone set within the chimney breast and set on a tiled hearth. Wood effect laminate floor, coving, two radiators and double glazed bi-folding doors giving views and access to the rear elevation and porcelain tiled patio. In addition, there is a double glazed window to the front elevation.

Study / Bedroom Four 8' 4" max x 9' 4" (2.54m max x 2.84m)

Currently used as a study but offering flexible usage and having a built-in double wardrobe/storage cupboard, wood effect laminate floor, radiator and double glazed window to the front elevation.

Breakfast Kitchen 14' 5" x 12' 4" (4.39m x 3.76m)

A modern and contemporary fitted kitchen having a range of matching units extending to base and eye level and under and over cupboard lighting. Granite work surfaces with an inset composite one and half bowl sink unit with chrome mixer tap. Range of integrated appliances including a range style Smeg cooker with seven ring gas hob and double cooker hood over, dishwasher, fridge and freezer. Purpose built breakfast island with granite top, granite splashback, numerous downlights, tiled effect floor, radiator and two double glazed windows to the rear elevation.

First Floor Landing

Having access to loft space, radiator and double glazed window to the front elevation.

Bedroom One 14' 0" x 10' 3" max inc robes (4.27m x 3.12m max inc robes)

Having two fitted double wardrobes, coving, wood effect laminate floor, radiator and double glazed window to the rear elevation enjoying rural views.

Luxurious Ensuite Shower Room 5' 0" x 12' 2" (1.52m x 3.71m)

Being presented in a contemporary style, the refitted shower room includes a spacious, walk-in shower cubicle with mains shower and large overhead shower head, composite twin sinks, both having contemporary style mixer taps and vanity units beneath, enclosed dual flush W/C. Two chrome towel radiators, tiled walls, tiled floor, numerous downlights, wall mounted mirror and double glazed window to the front elevation, again enjoying far reaching views.





Bedroom Two 10' 1" x 17' 5" (3.07m x 5.31m)

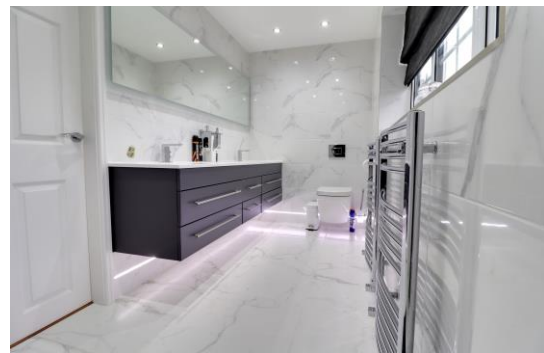
A substantial second bedroom having built-in wardrobes, coving, wood effect laminate floor, two radiators and two double glazed windows to the front elevation.

Bedroom Three 10' 10" x 7' 11" (3.31m x 2.41m)

Yet again, a further double bedroom having coving, wood effect laminate floor, radiator and double glazed window to the rear elevation.

Family Bathroom 6' 11" x 5' 8" (2.12m x 1.73m)

Comprising of a suite including a panelled bath with glazed shower screen and electric shower over, pedestal wash hand basin and low level WC. Airing cupboard with shelving, tiled walls, chrome towel radiator and double glazed window to the side elevation.



You can reach us **9am to 9pm**, 7 days a week

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk

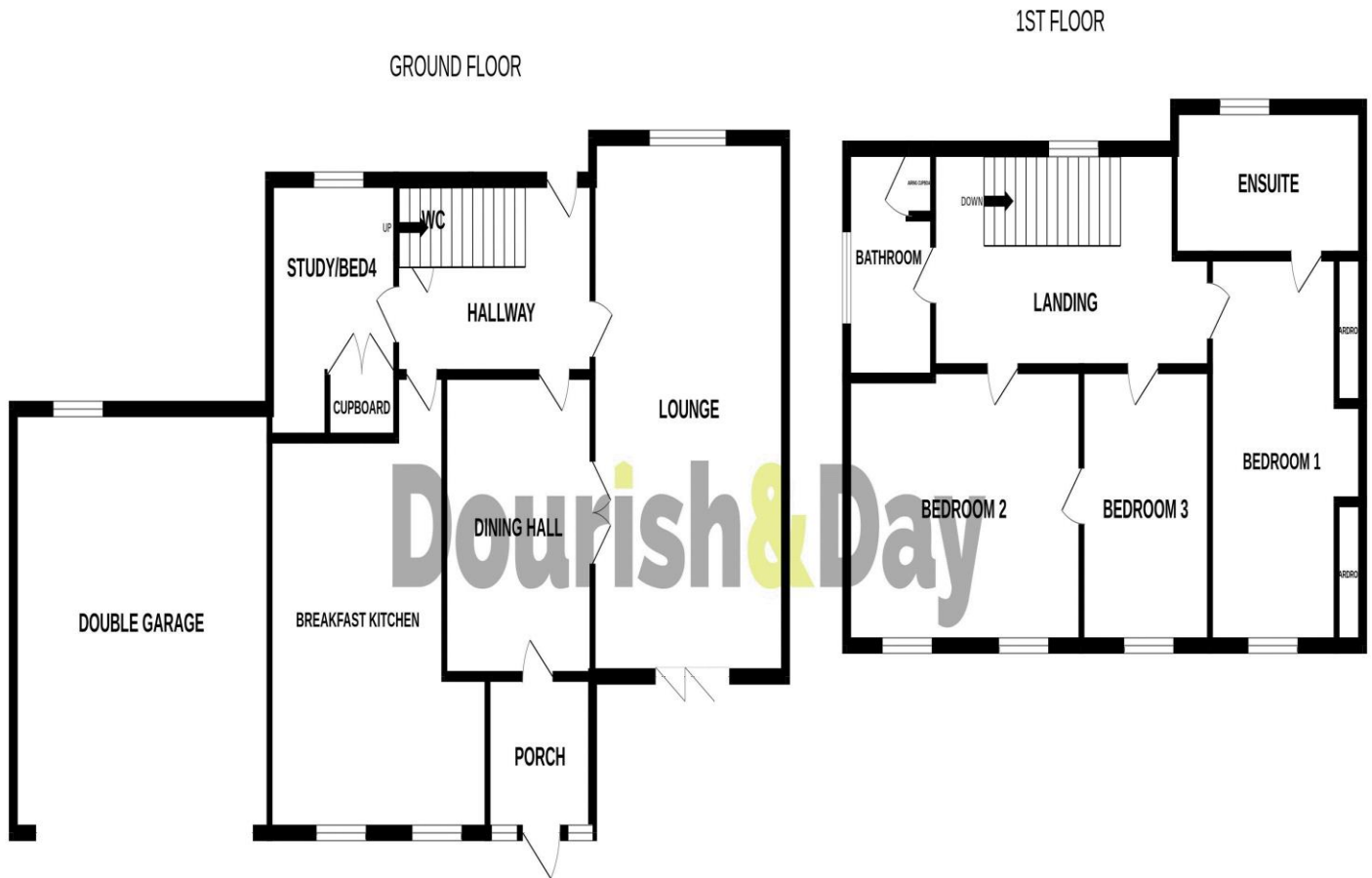
Outside

The rear of the property is approached through a five bar gate having a long, seeping block edge drive which provides parking for numerous vehicles and leads to the double garage. The rear garden is mainly laid to lawn with raised beds and includes a large, porcelain tiled seating area with outside lighting. There is access to either side of the property to the front garden which is mainly laid to lawn with quarry tiled porch and being bordered by mature trees and shrubs.

Double Garage

Having power, lighting, floor-standing oil central heating boiler and an electronically operated double door leading to the rear drive.





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 ©2024

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B		
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



IMPORTANT NOTICE Dourish & Day for themselves and for the vendor or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Dourish & Day has any authority to make or give any representation or warranty whatever in relation to this property.

You can reach us **9am to 9pm**, 7 days a week

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk