



Offers Over £500,000

🔑 TENURE: Freehold

📊 EPC RATING: B

💷 COUNCIL TAX BAND: F

Eccleshall Stafford

Overton Close Eccleshall
Stafford Staffordshire



Overton Manor development just a short stroll from the heart of the highly desirable village of Eccleshall, which is a very much sought after village having a bustling high street with numerous shops, pubs, restaurants and small businesses, along with a vibrant community spirit. The property itself is a modern five bedroom detached property offering a perfect opportunity for the family purchaser. There are five bedroom with an En-suite to bedroom one & bedroom two, a family bathroom all to the first floor. The ground floor comprises of a guest WC, lounge & spacious kitchen/diner a further separate dining room. The exterior boasts a double width tarmac driveway & double garage with a pleasant a good sized rear garden.

- Superbly Presented Modern Detached Property
- Having A Spacious Living Room & Dining Room
- Two En-suite's In Both Bedroom's One & Two
- Family Bathroom & Guest WC
- Private Rear Garden With A Double Garage
- Located In Historic & Sought After Village

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

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Entrance Hallway

Accessed through a glazed composite entrance door, having stairs off, rising to the First Floor Landing & accommodation, wood effect flooring, and internal door(s) off, providing access to;

Living Room 17' 10" x 12' 7" (5.44m x 3.84m)

A spacious & bright reception room featuring a contemporary style electric fire set within a modern surround, a radiator, and double glazed French doors providing views and access to the rear garden.

Dining Room 10' 6" x 10' 0" (3.19m x 3.04m)

A further good sized dining room offering plenty of space for a dining table & chairs, and having a radiator, and double glazed window to the front elevation.

Guest WC 5' 3" x 2' 9" (1.61m x 0.85m)

Fitted with a white suite comprising of a low-level WC, and a pedestal wash hand basin with a chrome mixer tap over. There is tiled effect flooring, and a radiator.

Kitchen / Diner 12' 8" x 18' 8" (3.85m x 5.69m)

Fitted with a modern range of matching wall, base & drawer units with fitted work surfaces over to two sides incorporating an inset stainless steel sink/drainer with chrome mixer tap over, and integrated/fitted appliances which include a double eye-level electric oven/grill, and a 5-ring gas hob with mirrored tiled splashback rising to a stainless steel extractor hood over, and also including an integrated dishwasher, refrigerator, and freezer. There is discreet plinth lighting, tiled effect flooring, a built-in storage cupboard, radiator, a double glazed window to the rear elevation, and double glazed French doors also to the rear elevation providing views and access to the garden.



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Utility Room 5' 5" x 5' 9" (1.64m x 1.75m)

Having a range of matching base units with fitted work surfaces over incorporating an inset stainless steel sink/drainage with chrome mixer tap, and includes an integrated washing machine and space for a tumble dryer. There is tiled effect flooring, radiator, and a double glazed door to the side elevation.

First Floor Landing

A spacious landing having a built-in cupboard, radiator, an access hatch to the loft space, and internal door(s) off, providing access to:

Bedroom One 12' 6" x 12' 8" (3.82m x 3.86m)

A spacious double bedroom, having two built-in double wardrobes, a radiator, and two double glazed windows to the front elevation. There is a further internal door leading through into the En-suite.

En-suite (Bedroom One) 11' 5" x 6' 0" (3.48m x 1.84m)

Fitted with a white suite comprising of a low-level WC, a pedestal wash hand basin with chrome mixer tap over, and a screened shower housing a mains-fed shower. There is part-ceramic tiling to the walls, tiled effect flooring, a radiator, and a double glazed window to the front elevation.

Bedroom Two 11' 6" x 12' 6" (3.51m x 3.80m)

A second double bedroom, having a double glazed window to the front elevation, a radiator, and a further internal door leading through into the En-suite.

En-suite (Bedroom Two) 6' 8" x 6' 4" (2.03m x 1.93m)

Fitted with a white suite comprising of a low-level WC, a pedestal wash hand basin with chrome mixer tap over, and screened shower housing a main-fed shower. There is part-ceramic tiling to the walls, tiled effect flooring, a radiator, and a double glazed window to the side elevation.

Bedroom Three 8' 10" x 11' 1" (2.69m x 3.38m)

A third double bedroom, having a radiator, and a double glazed window to the rear elevation.

Bedroom Four 8' 9" x 10' 11" (2.67m x 3.32m)

A fourth double bedroom, having a radiator, and a double glazed window to the rear elevation.

Bedroom Five 9' 11" x 9' 4" (3.02m x 2.84m)

A fifth double bedroom, having a radiator, and a double glazed window to the rear elevation.

Bathroom 6' 5" x 9' 4" (1.95m x 2.84m)

Fitted with a white suite comprising of a low-level WC, a pedestal wash hand basin with chrome mixer tap, and a panelled bath with chrome mixer tap & hand-held shower attachment. There is part-ceramic tiling to the walls, tiled effect flooring, a radiator, and a double glazed window to the side elevation.

Outside Front

The property is approached over a double width tarmac driveway providing off-street parking and access to the integral double garage. There is a lawned garden area to the front with a paved pathway providing pedestrian access to the front entrance door. Secure gates access to the side leads to the rear garden.

Outside Rear

A good sized enclosed rear garden being laid mainly to lawn with a paved seating area, a further decked seating area, a BBQ area, and is enclosed by panelled fencing.

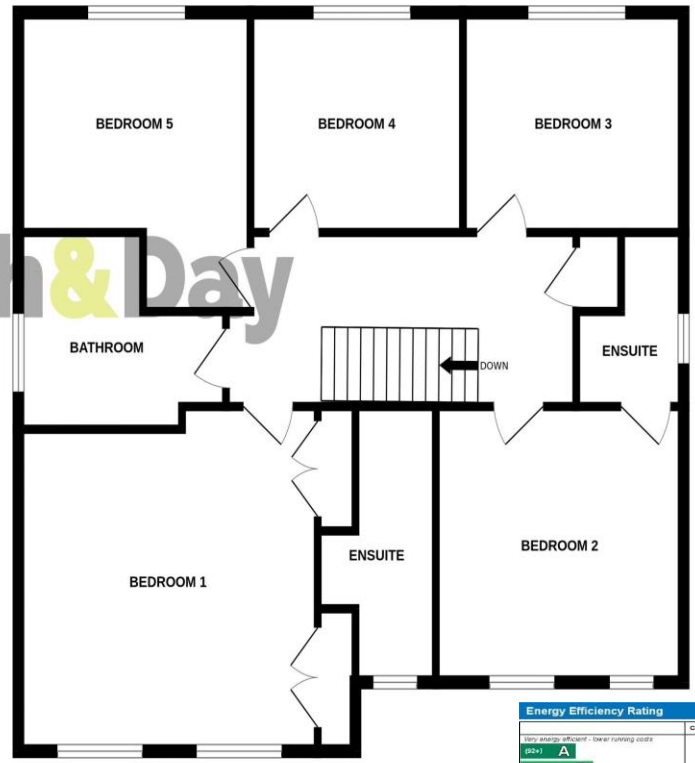
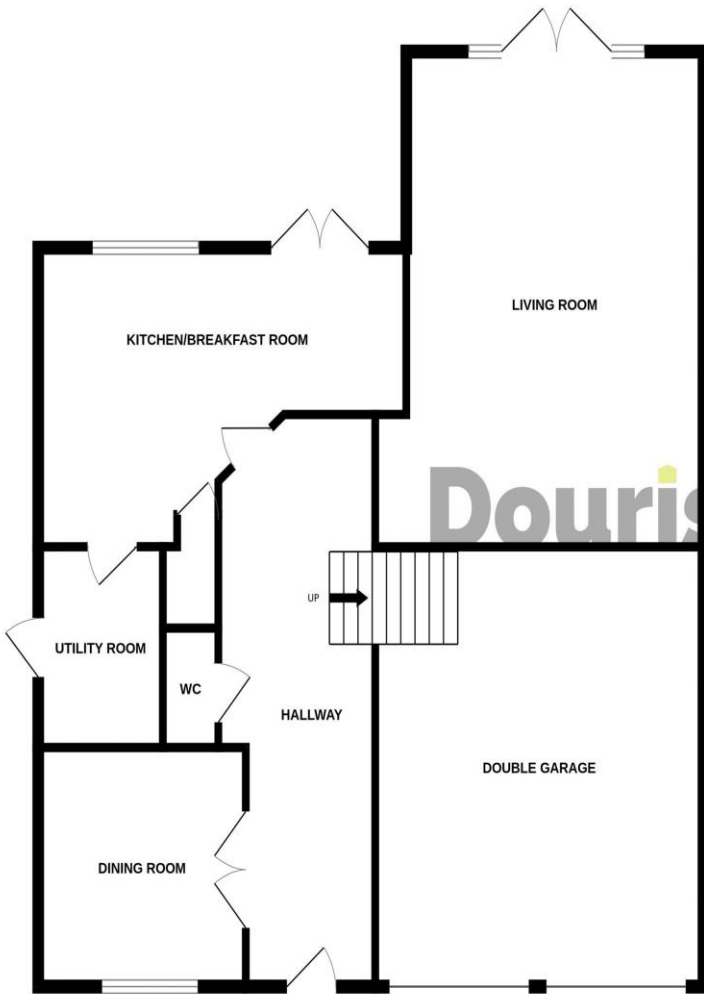
Double Garage 16' 8" x 18' 7" (5.07m x 5.67m)

A double integral garage having two up and over garage doors to the front elevation and benefitting from having both power & lighting installed.



GROUND FLOOR

1ST FLOOR



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.
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Energy Efficiency Rating		Current	Potential
>92	A		93
81-91	B	85	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Best energy efficient - lowest running costs
 Worst energy efficient - highest running costs

England & Wales
 EU Directive 2002/91/EC
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