



£425,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: F

## Church Eaton Stafford

Swan Court Church Eaton  
Stafford Staffordshire



***It is a well-known fact that swans are under the ownership of The King, and this is a property fit for His Majesty himself! Presented to an excellent standard throughout and sitting at the head of this quiet Cul-De-Sac is this wonderful family home.***

The accommodation comprises an entrance hall, guest WC, living room with French doors to the rear garden, dining room with bay window and a spacious kitchen/diner with utility room off. Upstairs is where you will find the four well-proportioned bedrooms and both a modern fitted bathroom and en-suite. Outside there is a detached double garage with parking for two vehicles in front, and an enclosed private rear garden backing onto fields and being laid mainly to lawn. This property thoroughly deserves an internal inspection, so book in your viewing today!

- Modern Four Bedroom Detached
- Quiet Village Location & Well Presented Throughout
- Contemporary En-suite & Bathroom
- Beautiful Fitted Kitchen & Utility
- Living Room & Dining Room
- Driveway, Double Garage & Spacious Private Rear Garden

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14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

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## Entrance Hallway

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

## Guest WC 6' 9" x 3' 1" (2.07m x 0.94m)

Fitted with a white suite comprising of a low-level WC, and a pedestal wash hand basin with mixer tap. There is also engineered wood flooring, radiator, and a double glazed window.

## Living Room 16' 2" x 10' 11" (4.93m x 3.34m)

A bright & spacious dual-aspect reception room that features a period style living flame gas fire set within a wooden surround. There is also engineered wood flooring, a radiator, a double glazed window to the front elevation, and double glazed double doors to the rear elevation providing views and access directly out to the rear garden.

## Dining Room 9' 6" x 9' 7" (2.89m x 2.92m) (Length measured INTO bay window recess)

A second reception room, having engineered wood flooring, a radiator, and a double glazed window to the rear elevation.

## Kitchen & Dining Area 16' 2" x 10' 11" (4.93m x 3.32m)

A further bright & spacious dual-aspect room which features a matching range of fitted wall, base & drawer units with wooden work surfaces incorporating an inset ceramic sink with mixer tap, and integrated/fitted appliances which include; double oven/grill, a hob with hood above, and spaces to accommodate further kitchen appliances. There is ceramic tiling to the floor, a radiator, a double glazed window to the front elevation,



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and double glazed double doors, again providing views and access out to the rear garden.

**Utility** 10' 4" x 5' 2" (3.14m x 1.57m)

Fitted with wall & base units with work surface over, and incorporating an inset sink with drainer & mixer tap, having spaces to accommodate utility appliances beneath. There is also ceramic tiled flooring, a radiator, two double glazed windows, and a double glazed door leading out to the rear garden.

**First Floor Landing**

Having a built-in airing cupboard, a radiator, and internal door(s) off, providing access to:

**Bedroom One** 13' 11" x 11' 3" (4.24m x 3.42m)

A good sized double bedroom which has a built-in wardrobe, radiator, a double glazed window to the front elevation, and a further internal door leading through into the En-suite shower room.

**En-suite (Bedroom One)** 4' 11" x 5' 8" (1.50m x 1.72m)

Fitted with a modern suite comprising of a low-level WC, a pedestal wash hand basin with mixer tap, and a tiled shower cubicle housing a mains-fed mixer shower. In addition, there is also tile effect flooring, a chrome towel radiator, and a double glazed window to the rear elevation.

**Bedroom Two** 8' 1" x 10' 3" (2.47m x 3.12m)

A second double bedroom, having built-in wardrobes, a radiator, and a double glazed window to the rear elevation.

**Bedroom Three** 7' 10" x 8' 0" (2.40m x 2.44m)

Having a built-in double wardrobe, radiator, and a double glazed window to the front elevation.

**Bedroom Four** 7' 11" x 9' 8" (2.42m x 2.94m)

Having a double glazed window to the front elevation, and a radiator.

**Bathroom** 4' 11" x 7' 5" (1.51m x 2.27m)

This luxury refitted bathroom comprises of a contemporary styled suite comprising of a dual-flush low-level WC, a wash hand basin with mixer tap, and a panelled bath with mixer taps & mains-fed mixer shower over. There is tile effect flooring, a towel radiator, and a double glazed window to the rear elevation.

**Outside Front**

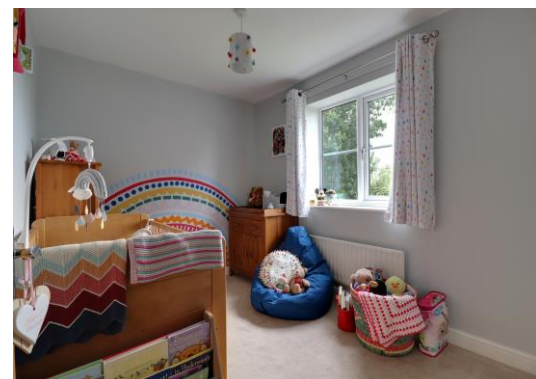
Occupying a lovely plot, being positioned at the head of the Cul-de-Sac, and is approached over a large driveway providing ample off-street parking and direct access to the Garages, and an adjacent lawned front garden area.

**Double Garages** 17' 6" x 17' 3" (5.34m x 5.25m)

Having two up and over garage access doors to the front elevation, and also benefiting from having both power & lighting installed.

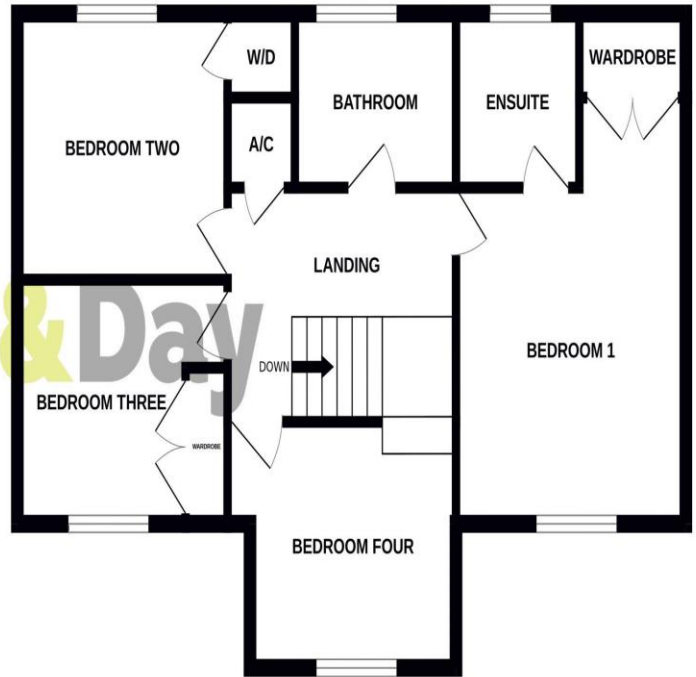
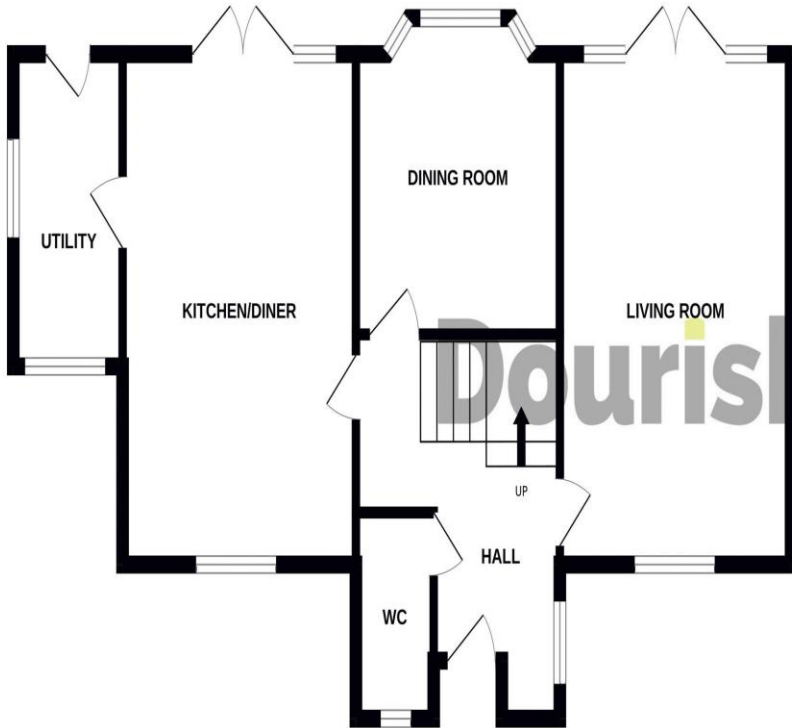
**Outside Rear**

A beautifully presented, private & enclosed garden, which features a large lawed garden with a variety of planting bed borders, and benefiting from having a paved seating/outdoor entertaining area.



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
Energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		56
(21-38)	F		
(1-20)	G		
Energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
www.epcrea.com			



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