



£650,000

🔑 TENURE: Freehold

📊 EPC RATING: B

💷 COUNCIL TAX BAND: F

## Eccleshall Stafford

Claremont Gardens Eccleshall  
Stafford Staffordshire



*Here's your chance to own a stunning five-bedroom detached house on a prestigious development of just nine homes in Eccleshall. Just steps from Eccleshall High Street, you'll have convenient access to shops, pubs, restaurants, a doctor's, and a library, all while being close to the M6 for easy commuting.*

This home boasts five double bedrooms and four spacious bathrooms. Inside, you'll find a bespoke kitchen/dining room with quartz countertops and bi-folding doors opening to the garden, a large living room, and a study on the ground floor. The property is finished to an exceptional standard with oak doors, an oak staircase with a glass finish, and contemporary bathroom suites, all with concrete flooring and underfloor heating on the ground and first floors. Outside, a triple-width block-paved driveway leads to a double integral garage. The beautifully landscaped gardens provide an ideal space for family relaxation and entertainment. Opportunities to own a home of this calibre, combining modern luxury and village charm, with easy access to Eccleshall, are rare. Don't miss out on this exceptional property.

- Exclusive Development Of Nine Luxury Homes
- Five Double Bedrooms, Four Contemporary Bathrooms
- High Quality Kitchen With Quartz Worktops
- Large Living Room & Separate Study
- Triple-Width Driveway & Double Garage
- Landscaped Gardens, Close To Village Amenities

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

A spacious and inviting entrance hallway, accessed through a double-glazed composite front door, features a contemporary wood and glass balustrade staircase ascending to the first-floor accommodation. The space is enhanced by tiled flooring, underfloor heating and a double-glazed window at the front, allowing ample natural light.

## Guest WC 4' 4" x 3' 5" (1.32m x 1.05m)

The room is equipped with a modern suite, including a WC and a vanity wash hand basin with a chrome mixer tap. The room also features tiled flooring, underfloor heating and a recessed downlight.

## Office 6' 9" x 12' 4" (2.07m x 3.75m)

A versatile room currently utilised as a home office by the owners, featuring working Internet and TV sockets, wooden flooring, underfloor heating and a double-glazed window at the front.



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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

[hello@dourishandday.co.uk](mailto:hello@dourishandday.co.uk)

## **Living Room** 18' 3" x 12' 4" (5.56m x 3.76m)

A spacious and bright reception room with a double-glazed window at the rear, offering pleasant views of the garden. The room also features working Internet and TV sockets, wooden flooring and underfloor heating.

## **Open Plan Kitchen/Dining Room** 14' 5" max x 26' 1" (4.39m max x 7.94m)

An expansive open-plan space showcasing a stunning kitchen area with a premium selection of units and a matching breakfast bar island, all topped with elegant quartz surfaces, upstands, and splashbacks. The kitchen is equipped with modern conveniences and appliances, including a sink with a chrome mixer tap, two single ovens, an induction hob with an overhead hood, a dishwasher, and a fridge/freezer. The room is beautifully finished with porcelain tiled flooring, underfloor heating, working Internet and TV sockets, recessed downlights, a double-glazed window to the rear, and bi-folding double-glazed doors that open out to the garden.

## **First Floor Landing**

A bright landing area with a staircase leading to the top floor, complemented by recessed downlights, underfloor heating and a double-glazed window at the front.

## **Bedroom One** 14' 2" x 16' 10" (4.31m x 5.12m)

An exceptionally spacious principal double bedroom accessed from the landing, passing by a built-in double wardrobe with mirrored sliding doors. This expansive bedroom features working Internet and TV sockets, underfloor heating, a double-glazed window at the front and a door leading to the en-suite shower room.

## **En-Suite Shower Room** 5' 5" x 9' 11" (1.65m x 3.01m)

An elegant and modern en-suite shower room showcasing a luxurious suite that includes a WC, a vanity wash hand basin with a chrome mixer tap, and an LED vanity mirror above. The spacious, open-ended tiled shower area is fitted with a glass screen and a mains mixer shower featuring a rain-style showerhead. Additional highlights include recessed downlights, tiled flooring, underfloor heating, a chrome towel radiator, and a double-glazed window at the side.







## **Bedroom Two** 15' 1" x 12' 5" (4.60m x 3.78m)

A generously sized second double bedroom featuring working Internet and TV sockets, underfloor heating, a double-glazed window at the rear and a door leading to the en-suite.

## **En-Suite Shower Room** 8' 2" x 5' 5" (2.50m x 1.64m)

A modern en-suite featuring a suite that includes a WC, a vanity wash hand basin with a chrome mixer tap, and an LED vanity mirror above. The spacious open-ended tiled shower area is equipped with a glass screen and a mains mixer shower with a rain-style showerhead. Additional features include recessed downlights, tiled flooring, underfloor heating, a chrome towel radiator, and a double-glazed window at the rear.



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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

[hello@dourishandday.co.uk](mailto:hello@dourishandday.co.uk)

## **Bedroom Three** 12' 5" x 12' 5" (3.79m x 3.79m)

A spacious third double bedroom featuring working Internet and TV sockets, underfloor heating and a double-glazed window at the rear.

## **Bedroom Four** 10' 0" x 12' 4" (3.06m x 3.77m)

A fourth double bedroom with working Internet and TV sockets, underfloor heating and a double-glazed window facing the front.

## **Family Bathroom** 8' 3" x 7' 2" (2.51m x 2.19m)

A modern family bathroom featuring a contemporary suite that includes a WC, a vanity wash hand basin with a chrome mixer tap, and an LED vanity mirror above. It also boasts a panelled bath with a centre-fill chrome mixer tap. Additional highlights include tiled flooring, underfloor heating, a chrome towel radiator, recessed downlights, and a double-glazed window at the rear.

## **Second Floor Landing**

The top floor landing features a built-in double cupboard, recessed downlights, and a skylight window at the front.

## **Bedroom Five** 12' 8" x 14' 9" (3.85m x 4.49m)

This fifth bedroom, located on the top floor, is ideal for a teenager. It offers a spacious room with built-in wardrobes along one wall, working Internet and TV sockets, recessed downlights, two radiators, and two skylight windows at the rear.

## **Family Bath/Shower Room** 12' 8" x 12' 4" (3.85m x 3.76m)

A luxurious bath/shower room that the entire family will love, featuring a modern suite with a dual-access open shower area complete with a glass screen and a mains mixer shower with a rain-style showerhead. It also includes a panelled bath with a chrome mixer tap, a vanity wash hand basin with a chrome mixer tap and an LED vanity mirror above, and a WC. Additional features include tiled flooring, recessed downlights, underfloor heating, a chrome towel radiator, and a skylight window at the rear.







## Outside Front

The property is accessed over a triple-width block-paved driveway in front of the double garage, complemented by a well-maintained small lawn area.

## Double Garage 18' 2" x 16' 10" (5.54m x 5.12m)

Accessed through an electric up-and-over garage door, the interior features tiled flooring and a rear door leading into the kitchen. There are also utility units installed to one wall, complete with a worktop that includes a sink drainer unit with a mixer tap, along with spaces for a washing machine and dryer.



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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

[hello@dourishandday.co.uk](mailto:hello@dourishandday.co.uk)

## Outside Rear

A beautifully maintained landscaped garden offering a good level of privacy, featuring a paved seating/entertaining area, along with a shaped lawn surrounded by borders filled with plants and small shrubs.

## ID Checks

Once an offer is accepted on a property marketed by Dourish & Day estate agents we are required to complete ID verification checks on all buyers and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Dourish & Day we may use the services of MoveButler, to verify Clients' identity. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks, and the cost of these checks is £30.00 inc. VAT per buyer. This is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.



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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

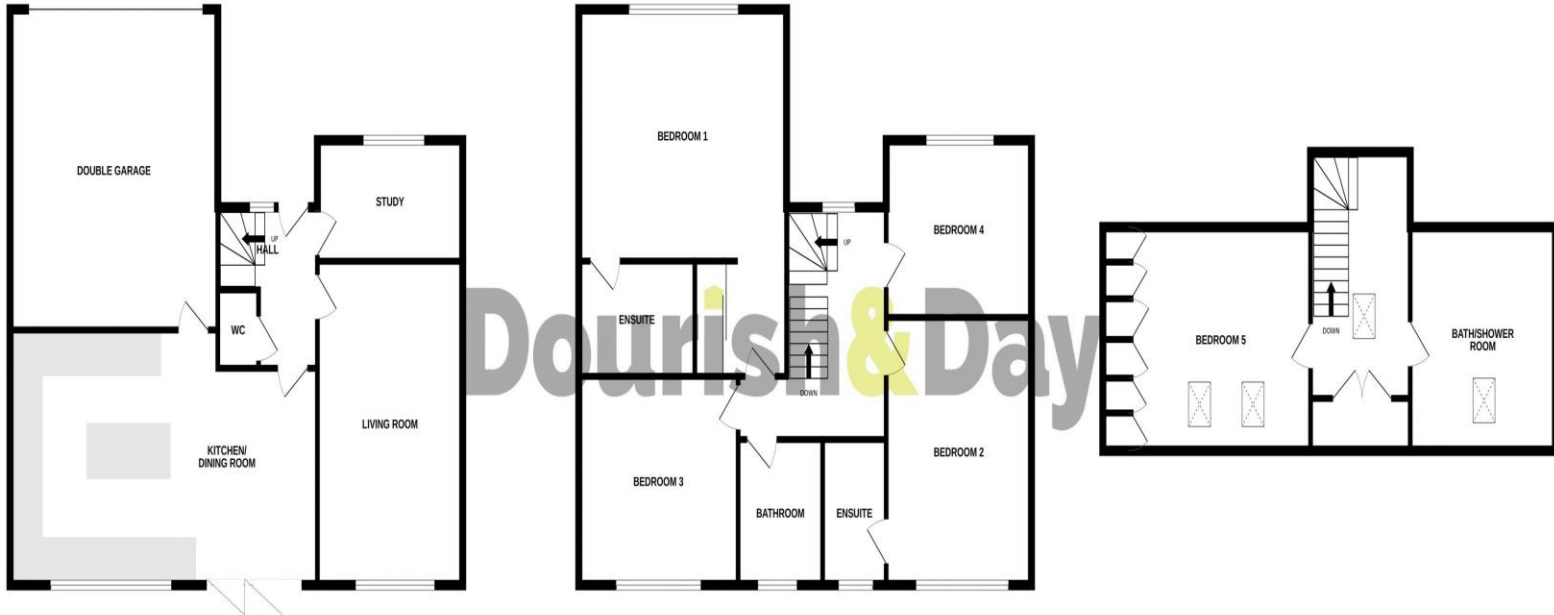
**01785 223344**

[hello@dourishandday.co.uk](mailto:hello@dourishandday.co.uk)

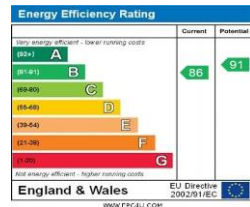
GROUND FLOOR

1ST FLOOR

2ND 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.  
Made with Metropix ©2024



**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