



£335,000

🔑 TENURE: Freehold

📊 EPC RATING: B

🏠 COUNCIL TAX BAND: D

Eccleshall Stafford

Bentham Way Eccleshall
Stafford Staffordshire



You'll feel like Christmas has arrived early once you lay eyes on this stunning home!

Situated in a highly sought-after area just outside Eccleshall village, this home includes an entrance hall, guest WC, a spacious and bright living room, and a kitchen/dining area with a convenient utility cupboard. Upstairs, discover the family bathroom and three generously sized bedrooms, including a main bedroom with its own en-suite shower room. Outside, the property boasts off-street parking, a garage, and a beautifully landscaped rear garden. Don't wait too long—this opportunity won't last. Schedule your viewing now to avoid missing out!

- Beautifully Presented Detached House
- Spacious Living Room & Kitchen/Dining Room
- Three Well proportioned Bedrooms
- Guest WC, Family Bathroom & En-Suite Shower Room
- Driveway & Single Garage
- Highly Regarded Village Location

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

14 Salter Street, Stafford, Staffordshire, ST16 2JU

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Entrance Hall

Accessed via double glazed composite entrance door and featuring Parquet style wood effect flooring, stairs to the first floor accommodation with an understairs cupboard and a radiator.

Guest WC 5' 9" x 2' 11" (1.76m x 0.89m)

Fitted with a white contemporary suite comprising of a WC and a pedestal wash hand basin with mixer tap. The room also has Parquet style wood effect flooring a radiator and a double glazed window to the front elevation.

Living Room 15' 10" x 11' 4" (4.83m x 3.45m)

A spacious bright main reception room which features Parquet style wood effect flooring a radiator and a double glazed window to the front elevation.

Kitchen/Dining Room 11' 5" x 18' 5" (3.47m x 5.61m)

A large kitchen/diner fitted with a contemporary range of matching wall, base and drawer units with complimenting worksurfaces which incorporates a stainless steel one and a half bowl sink drainer unit with mixer tap and integrated appliances which include a double oven, four ring gas hob with cooker hood over and dishwasher. The room also has a useful utility cupboard with spaces for appliances whilst also benefiting from Parquet style wood effect flooring, recessed downlights a radiator, two double glazed windows and double glazed double doors leading out to the rear garden.



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First Floor Landing

Having a loft access point, airing cupboard, radiator and a double glazed window to the side elevation.

Bedroom One 11' 0" x 11' 3" (3.36m x 3.44m)

A double bedroom featuring fitted wardrobes and drawers to one wall a radiator and a double glazed window to the front elevation.

En-Suite Shower Room 7' 8" max x 6' 10" max (2.34m max x 2.08m max)

Fitted with a contemporary white suite which comprises of a WC, pedestal wash hand basin with mixer tap and a tiled double shower cubicle with electric shower. Whilst there is also a useful storage cupboard, wood effect flooring a radiator and a double glazed window to the front elevation.



Bedroom Two 8' 10" x 11' 8" (2.69m x 3.55m)

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

Bedroom Three 11' 7" x 6' 6" (3.54m x 1.99m)

Having Parquet style wood effect flooring a radiator and a double glazed window to the rear elevation.



Jack & Jill Family Bathroom 5' 9" x 8' 3" (1.76m x 2.52m)

A Jack and Jill style family bathroom with access directly from the landing or alternatively from bedroom two. The bathroom is fitted with a contemporary white suite which comprises of a WC, pedestal wash hand basin with mixer tap and a panelled bath. The room also has wood effect flooring a radiator and a double glazed window to the side elevation.

Outside Front

The property is approached over a shared tarmac driveway which in-turn provides access to the single garage and the main entrance door,

Garage 17' 3" x 8' 4" (5.27m x 2.53m)

A singles garage accessed through a up and over style garage door.



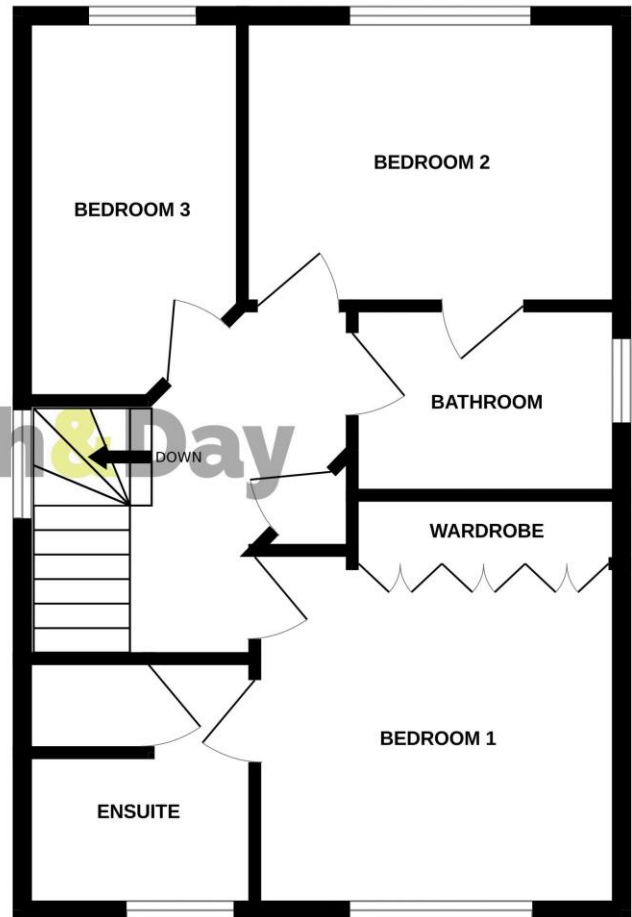
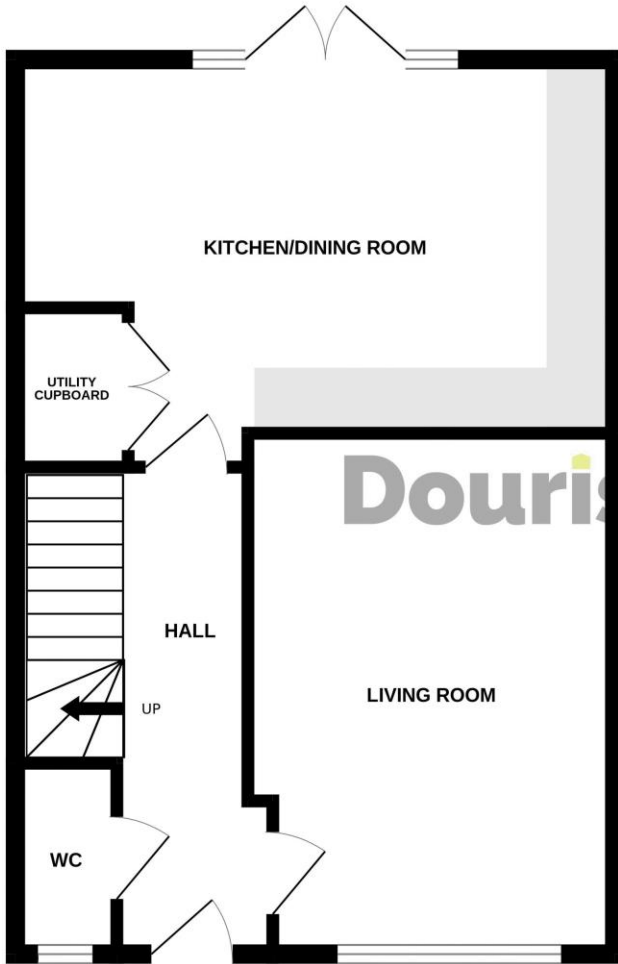
Outside Rear

A modern landscaped garden which features a lovely sized paved patio entertaining area which in-turn leads onto the lawned garden with raised planting beds surrounding.



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
Green	A		C4
Light Green	B	C4	C4
Yellow	C		
Orange	D		
Red-Orange	E		
Red	F		
Dark Red	G		

England & Wales



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