

**EDGE** GOODRICH

ESTATE AGENTS

# **9, Fox Hollow** Eccleshall Staffordshire ST21 6SW

Contraction of the

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A smartly presented four bedroom detached house in a popular residential location within easy walking distance of the centre of Eccleshall.

## £350,000

### **Property Overview**

A Very Smartly Presented Family Home Popular Residential Location Attractive Through Lounge Dining Room Upvc Double Glazed Conservatory Kitchen With Integral Appliances Utility Room And Guest Cloakroom Four Good Sized Bedrooms Master Bedroom With Ensuite Pleasant Rear Garden UPVC Double Glazing Gas Central Heating

Fox Hollow is a much sought after spot, close to the centre of Eccleshall and within easy reach of the M6 motorway at junction 14 to the south and 15 to the north. It's also a short commute to the country town of Stafford with its mainline railway station providing regular intercity services to London, Birmingham and Manchester.

The property occupies a pleasant position off the main thoroughfare towards the head of a quiet culde-sac and has off road parking on the front driveway from where there is also access to the integral single garage. The front door opens into the Entrance Hall from where the stairs rise to the









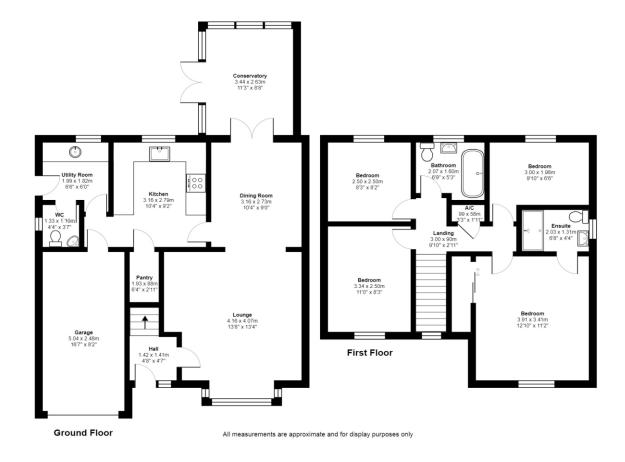


first floor and a door opens into leads into the Sitting Room. The Sitting Room has a box bay window looking out to the front of the property a stylish freestanding log burning stove and is open through to the Dining Room and onto the conservatory to the rear with views over the garden. Contemporary, engineered wood flooring in the sitting room follows through into the dining room, unifying the two spaces. The kitchen, at the rear, overlooks the rear garden and is fitted with an attractive range of wall and base units, integral appliances comprise a five ring gas hob, an electric double oven, dishwasher and a fridge freezer. Doors from the kitchen open to a useful under stairs pantry, the garage and the Utility Room. The utility room is fitted with additional units and has plumbing under for an automatic washing machine. There is a smart guest cloak room with WC and wash hand basin off the utility. An external door offers access from the side of the property.

There are four well proportioned bedrooms on the first floor, arranged around a central landing. The master bedroom to the front has fitted wardrobes with sliding doors and a smart en-suite shower room with separate shower enclosure, wash hand basin and WC. The remaining three bedrooms are served by an equally well appointed principal bathroom comprising a smart white suite with a roll top bath, a wash hand basin and WC.

The rear garden has been set out by the current owners as a wildlife haven and has an area of wildlife lawn, a garden shed and raised borders. There are steps up to a higher tier where there is an attractive wildlife pond and mature planting. As side access leads back to the front of the property.

The property is presented in wonderful decorative order throughout.



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