

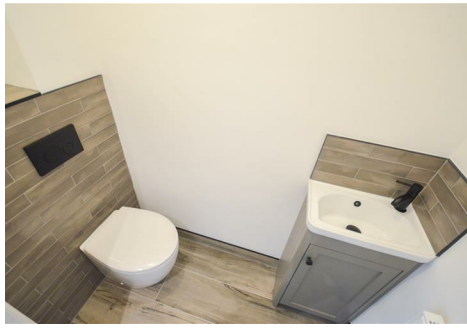
Marketing Preview



31 Stead Street, Eckington, S21 4FY

£395,000

Bedrooms 3, Bathrooms 2, Reception Rooms 2



NEW BUILD!! CHAIN FREE!! A unique opportunity to purchase this executive three bedroom detached family home which has been built by a local craftsman who has paid attention to detail and used high quality finishings throughout! A stone built home offering a stunning grey finish kitchen, downstairs WC and master bedroom with ensuite. Also having an enclosed south facing garden and ample off road parking. Close to woodland walks, great amenities and a choice of schools!

SUMMARY

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HALLWAY

Enter via composite door into the welcoming hallway with wood effect tiled flooring, spotlighting, radiator and window. Storage cupboard and door to the lounge, downstairs WC and kitchen/diner.

LOUNGE 10'1" x 16'11"

A bright reception room with clean white walls. Two ceiling lights, radiator and walk in bay window to the front.

KITCHEN/DINER 17'1" x 19'8"

WOW! The south facing kitchen/diner is the heart of the home and a stunning family room fitted with ample shaker style wall and base units, quartz worktops and splash backs. Sunk in sink and nickel finishings. AEG appliances such as Oven, microwave, hob and extractor fan. Integrated fridge/freezer, integrated dishwasher and integrated washing machine. Spotlighting, radiator and vertical radiator. Window to the rear, three velux style windows and sliding patio doors to the garden. Continued flooring and double utility cupboard with base unit.

DOWNSTAIRS WC 2'9" x 5'11"

Comprising of a back to wall WC, vanity wash basin and black finishings. Ceiling light, radiator and tiled flooring.

STAIRS/LANDING

A stair rise to the first floor landing with a ceiling light, radiator and obscure glass window. Access to the loft and doors to the three bedrooms and bathroom.

BEDROOM ONE 13'8" x 9'10", 183'8"

A good sized double bedroom with warm white walls. Ceiling light, radiator and window to the front. Door to the ensuite.

ENSUITE 7'7" x 7'2"

An ultra modern ensuite having a double shower cubicle with an overhead and handheld shower, vanity wash basin and back to wall WC. Spotlighting, black ladder style radiator and obscure glass window. Part tiled walls, tiled flooring and black finishings. Over stairs storage cupboard housing the boiler.

BEDROOM TWO 11'8" x 11'8"

A generous sized double bedroom with warm white walls. Ceiling light, radiator and window to the rear.

BEDROOM THREE 6'8" x 11'8"

A third generous sized single bedroom with warm white walls. Ceiling light, radiator and window to the rear.

BATHROOM 8'2" x 6'5"

A beautiful bathroom having a shower cubicle with a overhead and handheld shower, bath, vanity wash basin and close coupled WC. Spotlighting, black ladder style radiator and obscure glass window. Part tiled walls, tiled flooring and black finishings.

OUTSIDE

To the front of the property is a large brick paved driveway with ample off road parking for four cars, stone wall to the centre and access either side of the property to the rear.

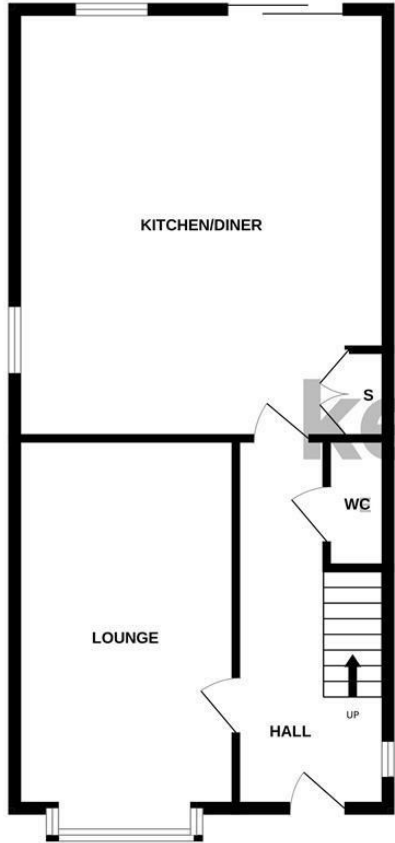
To the rear of the property is an enclosed private south facing garden which is a blank canvas which boasts masses of potential with fencing, natural stone patio and lawn area.

PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- CCTV AND SECURITY SYSTEM

GROUND FLOOR
637 sq.ft. (59.2 sq.m.) approx.

1ST FLOOR
513 sq.ft. (47.6 sq.m.) approx.

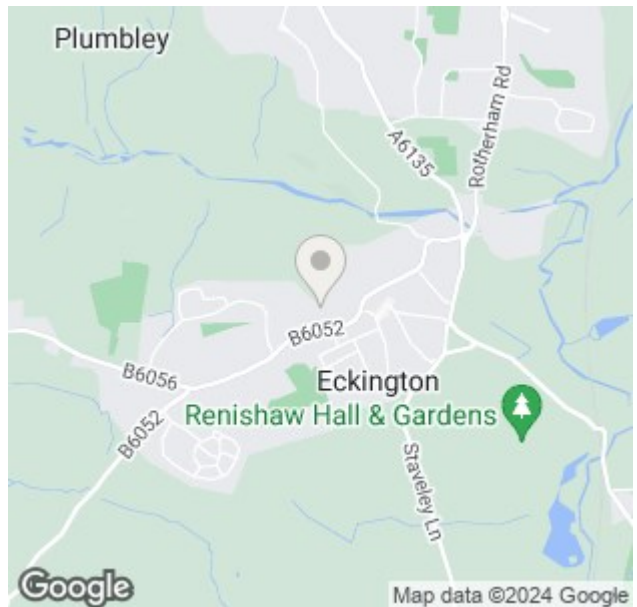


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TOTAL FLOOR AREA : 1150 sq.ft. (106.8 sq.m.) approx.

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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