



27 Market Fields, Eccleshall, Stafford, Staffordshire, ST21 6LA

Offers in Excess of £290,000

To market, to market to buy a new house! In the sought after village of Eccleshall within a stones throw of the High Street sits this four bedroom detached family home with private garden and off road parking. Inside, the ground floor is divided between a large lounge with brick built fireplace taking centre stage with an open fire inset and dining room to the rear with fully glazed doors opening out into garden to the side of the property. There is also a fully fitted kitchen with wooden units and breakfast bar and the utility room with guest WC. The garage is integrated with door opening to the front aspect. Up on the first floor, there are four bedrooms, the master benefiting from having windows to both the front and side aspects with fitted wardrobes and a shower to the corner of the room. The spacious family bathroom is fitted with a corner bath with shower above. Outside, the driveway sits to the front aspect with access to the front and side of the property and parking for multiple cars. The garden is to the side of the property and remains very private being mainly laid to lawn with mature borders. Spacious family houses like this don't come up very often in this fantastic village! Don't miss out! Call us today to arrange your viewing. EPC Rating D (66)



Location

Eccleshall sits within easy access of Junction 14 of the M6 Motorway having the Country Town of Stafford within easy reach along with Newcastle Under Lyme and Junction 15 of the M6. It remains a rural village with a vibrant community having numerous shops, bars and restaurants along with village amenities including doctors, the library, solicitors and opticians. The village community is exceptional with organised groups and activities, the parish council organises regular markets and festivals throughout the year.

Ground Floor

Entrance Hallway

A front facing UPVC door with inset glazed panel and adjacent UPVC double glazed window opens directly into the hallway. With stairs that rise to the first floor and a glazed door leading into the lounge.

Lounge 25' 11" (max) x 11' 11" (7.89m (max) x 3.63m)

A vast space having UPVC fully glazed doors leading out to the garden and both front facing and side facing UPVC double glazed windows. The room is neutrally decorated. With a fireplace as the focal point of the room having a brick surround and an open fire set upon a tiled hearth. There is carpet laid to the floor, ceiling lighting and wall lighting. With internal glazed doors leading into the dining room, radiators and a television connection point. A further internal door leads into the inner hallway.

Dining Room 12' 3" x 11' 8" (3.73m x 3.55m)

A useful additional reception room having UPVC double glazed doors leading out to the rear garden and a rear facing UPVC double glazed window. There is carpet laid to the floor, a combination of ceiling and wall lighting and a radiator.

Kitchen 11' 7" x 10' 6" (3.53m x 3.20m)

A warm and welcoming kitchen having solid wood base and wall units in a farmhouse style. Integrated into the units is a double oven and tall fridge freezer. There is space and plumbing beneath the units for a dishwasher. Having a gas hob inset into the worksurface with extractor fan above along with a composite sink with drainer to the side and mixer tap above. With a breakfast bar matching the units with storage below. The room is finished with tile effect flooring, ceiling lighting, tiled splashback and a rear facing UPVC double glazed window.

Utility Room 5' 3" x 5' 1" (1.60m x 1.55m)

A useful room having space and plumbing for a washing machine and space for a tumble dryer along with a tall fridge freezer. There are storage cupboards lining one wall, tile effect flooring and a ceiling light.

Guest WC 7' 3" x 2' 4" (2.21m x 0.71m)

Fitted with a vanity wash hand basin having separate hot and cold water taps above and a tiled splashback behind, a low level flush WC, wood effect flooring, tiled walls, extractor fan, ceiling lighting and a radiator.

Inner Hallway

With a storage cupboard to one end beneath the stairs, tile effect flooring and a ceiling light.

Garage

With and insulated, electric roller door to the front aspect along with power and lighting.



First Floor

First Floor Landing

Master Bedroom 12' 0" x 11' 8" (3.65m x 3.55m)

A double bedroom having both front and side facing UPVC double glazed windows. A glazed shower enclosure sits to the corner of the room with a thermostatic mixer shower inside and a glazed bi-folding door. The room benefits from having fitted wardrobes to one wall with mirrored sliding doors, carpet to the floor, ceiling lighting, radiator and a television connection point.

Bedroom Two 11' 9" x 7' 10" (3.58m x 2.39m)

A second double bedroom having a front facing UPVC double glazed window, carpet to the floor, ceiling lighting, radiator and a television connection point.

Bedroom Three 11' 0" x 7' 10" (3.35m x 2.39m)

A third double bedroom having a side facing UPVC double glazed window, carpet to the floor, ceiling lighting, radiator and a television connection point.

Bedroom Four 7' 8" x 7' 10" (2.34m x 2.39m)

A fourth spacious bedroom having a rear facing UPVC double glazed window. There is a built-in storage cupboard, carpet to the floor, ceiling lighting and radiator.

Bathroom 7' 8" x 7' 3" (2.34m x 2.21m)

A spacious room having a corner bath with mixer tap above and an electric shower with glazed screen. There is a low level flush WC, pedestal wash hand basin with separate hot and cold taps above and rear facing UPVC double glazed window. The bathroom is finished with tiled splash areas, waterproof flooring, spotlights to the ceiling and a heated towel rail.

Exterior

To the front of the property is a driveway with parking for multiple cars and with a hedged boundary. The garden is mainly to the side of the property being laid to lawn with a paved patio area. The garden is wonderfully private with fenced and hedged boundaries with mature trees and shrubs throughout.

Directions

Heading out from the centre of Eccleshall on the Stafford Road, take the first left hand turn into Market Fields where the property can be found as indicated by our For Sale board.

Viewing

If you would like to arrange an appointment to view this property, or require any further information, please contact the office on 01785 851886.

Floor Plans

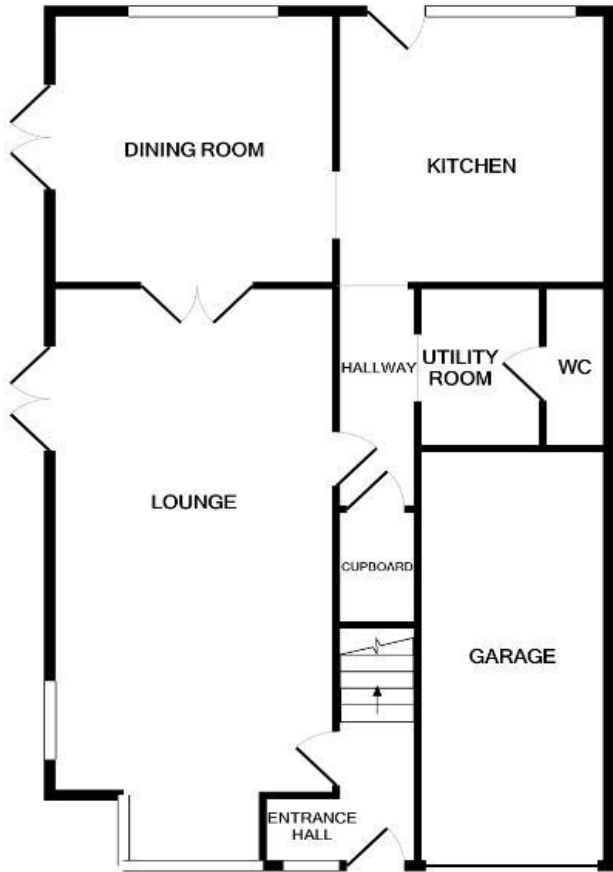
Please note that floor plans are provided to give an overall impression of the accommodation offered by the property. They are not to be relied upon as a true, scaled and precise representation.

Agents' Notes

Although we try to ensure accuracy, those details are set out for guidance purposes only and do not form part of a contract or offer. Please note that some photographs have been taken with a wide-angle lens. A final inspection prior to exchange of contracts is recommended. No person in the employment of James Du Pavey Ltd has any authority to make any representation or warranty in relation to this property.

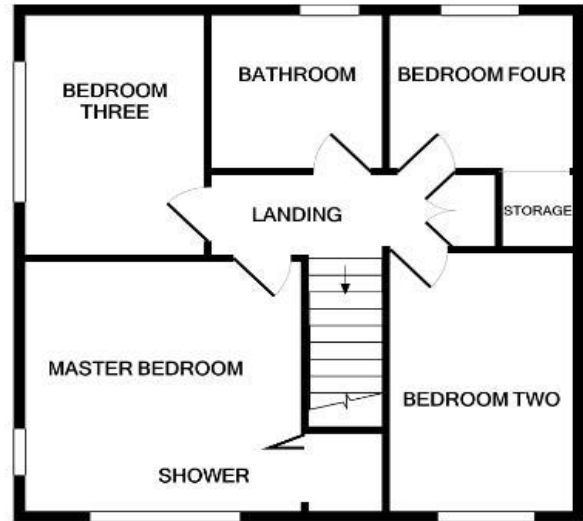
Referrals

We can recommend excellent local solicitors and mortgage advice as required. At no time are you obliged to use any of our services. We recommend Gent Law Ltd for conveyancing, they are a connected company to James Du Pavey Ltd but their advice remains completely independent and they are an SRA regulated firm of solicitors, they do not pay us a referral fee. We can also recommend other solicitors who pay us a referral fee of £168 inc VAT. For mortgage advice we work with RPUK Ltd, a superb financial advice firm who waiver their fee for clients referred by James Du Pavey Estate Agents. RPUK Ltd pay James Du Pavey 40% of the procurement fee paid to the broker by the lender. For any more information regarding this, please contact the office. RPUK Ltd is a trading style of Retirement Planning (UK) Ltd. Authorised and Regulated by the Financial Conduct Authority. Your Home is at risk if you do not keep up repayments on a mortgage or other loans secured on it.



GROUND FLOOR

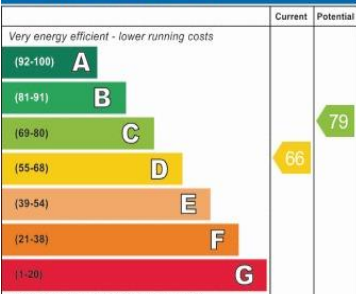
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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 ©2020



1ST FLOOR

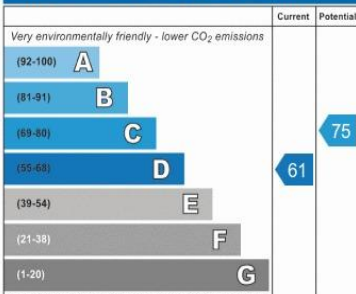


Energy Efficiency Rating



England, Scotland & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating



England, Scotland & Wales EU Directive 2002/91/EC

James Du Pavey
INDEPENDENT ESTATE AGENTS

11B High Street
Eccleshall
Staffordshire
ST21 6BW

t: 01785 851886
e: eccleshall@jamesdupavey.co.uk