



# Two Shillings, Eckington

Asking Price: £675,000

- Three bedroom detached bungalow with self contained annex
- Modern open plan kitchen/dining room with bi-fold doors into the garden
- Dual aspect lounge with electric flame effect fire
- Main bedroom benefitting from en-suite wet room and French doors into the garden
- Bedroom two and three with Jack and Jill en-suite shower room
- Underfloor heating throughout the main building
- Generous rear garden with patio seating area
- Annex with bedroom/ living area/ bathroom and kitchen diner
- Driveway with ample parking

**Nigel Poole  
& Partners**

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AN EXCEPTIONAL DETACHED BUNGALOW WITH SOUTH-WESTERLY FACING GARDEN, ANNEX AND AMPLE PARKING - A LIGHT-FILLED HOME IN THE HEART OF ECKINGTON Entrance Hall; impressive open-plan kitchen/dining space featuring bi-fold doors opening onto the rear garden and a striking gable-end window, flooding the room with natural light, creating a superb space for entertaining; separate utility room providing additional storage; separate w.c.; dual-aspect lounge with an electric flame fireplace, offering a cosy living environment. The main bedroom benefits from French doors opening directly onto the garden and a convenient en-suite wet room. Bedrooms two and three are well-proportioned and share a Jack and Jill en-suite shower room, ideal for guests. The property further benefits from a self-contained annex, offering excellent versatility for multi-generational living, guest accommodation, or potential rental use. Externally, the home boasts a private south-westerly facing rear garden, laid to lawn with a generous patio seating area—perfect for outdoor dining and entertaining. To the front, a driveway provides ample off-road parking. Situated in the highly desirable village of Eckington, the property enjoys a peaceful setting while remaining within easy reach of local amenities, countryside walks, and transport links—offering an exceptional balance of village charm and modern convenience. This home has been specifically modified for wheelchair accessibility throughout.

## Front

Wall lights; driveway for ample parking. Laid to lawn with mature planting.

## Entrance Hall

Oak effect door to the front of the property. Down lights; tile effect flooring; open plan into the kitchen and lounge. Doors to all the bedrooms; utility; w.c. and annex.

## Lounge

Double glazed window to the front and side aspect. Feature fireplace with wooden hearth and brick mantel housing electric flame effect fire. Down lights; tile effect flooring.

## Open Plan Kitchen/Dining Room

Double glazed gable end window to the rear aspect with bi-folding doors into the garden. Built in LED strip lights and pendant light fitting. Range of wall and base units with laminate worktop and central island; integrated fridge/freezer; integrated 'beko' dishwasher; 'AEG' induction hob with overhead extractor fan; 'bosch' electric oven and grill. Stainless steel sink and drainer with spring pull down mixer tap; sliding cupboard housing controls for underfloor heating and boiler; tile effect flooring. Open plan into the hallway and lounge.



## Utility Room

Obscure double glazed window to the rear. Base units with laminate worktop; space and plumbing for a washer and dryer. Down lights; tile effect flooring. Door leading to the hallway.

## Bedroom One

French doors leading into the garden. Down light fitting and fluorescent tube lighting. Doors leading to the wet room en-suite and integrated wardrobe storage.



## Bedroom Two

Double glazed window to the front aspect. Pendant light fitting; access to the loft. Doors leading to integrated wardrobe and Jack and Jill bathroom.

## En-suite Wetroom

Double glazed window to the rear and obscured glazed window to the side aspect. Hand wash basin with single lever mixer tap; low level w.c.; central heated ladder rail. Mains fed rainfall effect overhead shower; shaver point; extractor; tiled walls. Sliding door to bedroom one.

## Jack and Jill En-suite

Double glazed window to the front aspect. Vanity hand wash basin with single lever mixer tap; low level w.c.; alcove central heated rainfall effect walk in shower with glass screen door. Vanity unit housing shaver point; central heated ladder rail; extractor; tile effect flooring. Doors leading to bedroom two and three.



## W.C.

Half vanity hand wash basin. Low level w.c.; sensor down light fitting; tile effect flooring. Door leading to the hallway.



## Bedroom Three

Double glazed window to the front aspect. Pendant light fitting; tile effect flooring. Doors leading to hallway and built in wardrobe storage.

## Annex Entrance Hall

Obscure glazed door to the front aspect. Bi-fold doors to private patio seating area and gated access to the rear garden; down lights; tile effect flooring. Doors leading to the main property and to the living area.

## Annex Living Area

Double glazed window to the front aspect. Down lights; radiator; tile effect flooring. Stairs rising to the first floor; door leading to the bathroom.

## Annex Bathroom

Obscure glazed window to the rear aspect. Hand wash basin with single lever mixer tap; low level w.c.; alcove bath tub with overhead mains fed shower; central heated ladder rail; tile effect flooring. Down lights; door to living area.

## Annex Kitchen/Diner

Landing with down lights and eaves storage. Double glazed window to the side aspect and obscure glazed window to the front. Base units with laminate worktop; integrated oven; stainless steel sink and drainer with single lever mixer tap. Down lights; radiators.



## Rear Garden

Generous patio seating area. Landscaped laid to lawn with raised planted and gravelled borders. Gravelled pathway; gated dual side access; storage shed.

## Additional information

This home has been specifically modified for wheelchair accessibility throughout.

## Tenure: Freehold

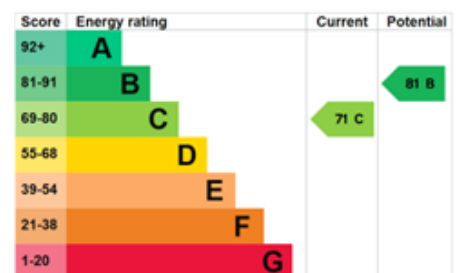
## Council Tax: F

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