



12B, Wheelwright Drive, Eccleshall, Stafford, ST21 6LB



**Chain Free    £375,000**

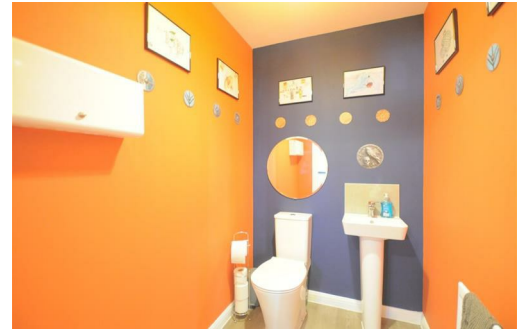
A well presented detached family home nestled within a popular modern development on the outskirts on Eccleshall. Offering stylish accommodation including; reception hallway, cosy living room, guest cloakroom, kitchen diner, utility, three bedrooms, ensuite shower room to the main bedroom, and family bathroom. The house is approached via a private driveway providing ample off road parking before a single garage, also benefitting from a good size enclosed garden. A lovely energy efficient house set in a quiet position.

Early viewing essential - NO UPWARD CHAIN



01785 811 800

<https://www.tgprop.co.uk>



#### Entrance Hall

A composite part obscure double glazed front door opens to the hallway. Offering scrubbed oak finish Karndean flooring, radiator, doorways to the living room, guest cloakroom, kitchen diner and access to the first floor stairs.

#### Living Room

A cosy reception room offering two uPVC double glazed windows to the front and side elevations, under stairs storage cupboard, two radiators, carpet and TV connection.

#### Kitchen Diner

Fitted with a range of gloss white finish wall and floor units, contrasting grey work surfaces with matching upstands and inset stainless steel 1½ bowl sink and drainer with chrome swan neck mixer tap. Two uPVC double glazed windows and French doors opening to the patio and garden, recessed ceiling lights, scrubbed oak finish Karndean flooring, radiator, Virgin Media connection and doorway to the utility.

Wall cupboard housing a Potterton gas combi central heating boiler.

Appliances including: stainless steel gas hob with splash-back and stainless steel extractor hood with light above, integral electric oven, dishwasher, fridge and freezer.

#### Utility

Matched to the kitchen with gloss white finish wall and floor units, contrasting grey work surface with matching upstand and inset stainless steel sink and drainer with chrome swan neck mixer tap. Scrubbed oak finish Karndean flooring, fitted shelving, radiator, extractor fan and plumbing for a washing machine.

#### Guest Cloakroom

Fitted with a white suite comprising: low level push button WC and pedestal wash hand basin with tiled splash-back and chrome mixer tap. Radiator, extractor fan and scrubbed oak finish Karndean flooring.

#### First Floor

##### Stairs & Landing

With uPVC double glazed window, galleried landing, storage cupboard, radiator, carpet throughout and loft access.

The loft has a drop down ladder, light and is partially boarded for storage purposes.

#### Bedroom One

Offering three uPVC double glazed windows to the front, side and rear aspects, radiator, carpet and doorway to the ensuite shower room.

#### Ensuite

Fitted with a white suite comprising; low level push button WC, pedestal wash hand basin with tiled splash-back and chrome mixer tap, fully tiled oversize shower enclosure with mains fed thermostatic shower system. Chrome towel radiator, uPVC obscure double glazed window, extractor fan and scrubbed oak finish Karndean flooring.

#### Bedroom Two

With two uPVC double glazed windows, radiator and carpet.

#### Bedroom Three

With uPVC double glazed window, radiator and carpet.

#### Bathroom

Fitted with a white suite comprising; centre fill bath and panel with chrome mixer tap and showerhead, low level push button WC, pedestal wash hand basin with chrome mixer tap. Part tiled walls, uPVC obscure double glazed window, radiator, extractor fan, shaver point and scrubbed oak finish Karndean flooring.

#### Outside

The property is approached via a part tarmac and part gravelled driveway providing off road parking for three cars before a single garage. The garage has a steel up & over door, power and lighting.

#### Garden

The enclosed landscaped garden offers plenty of outdoor space for entertaining friends and family. With paved patios, pathways and steps, covered timber chill-out area, lawn, timber fence panelling, external lighting, power and water connections.

#### General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band D

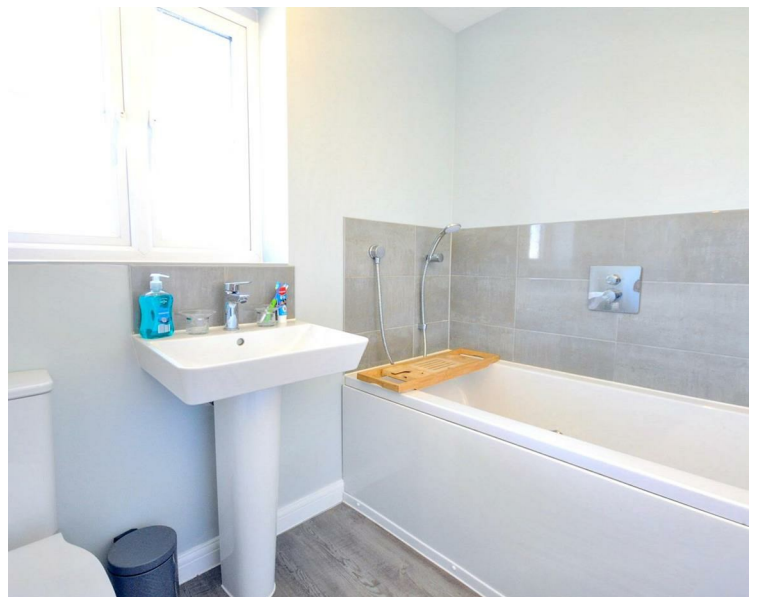
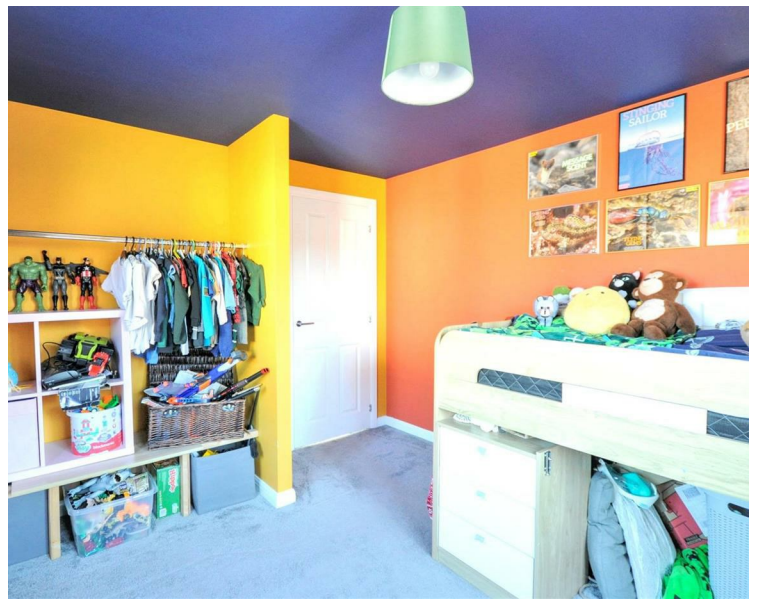
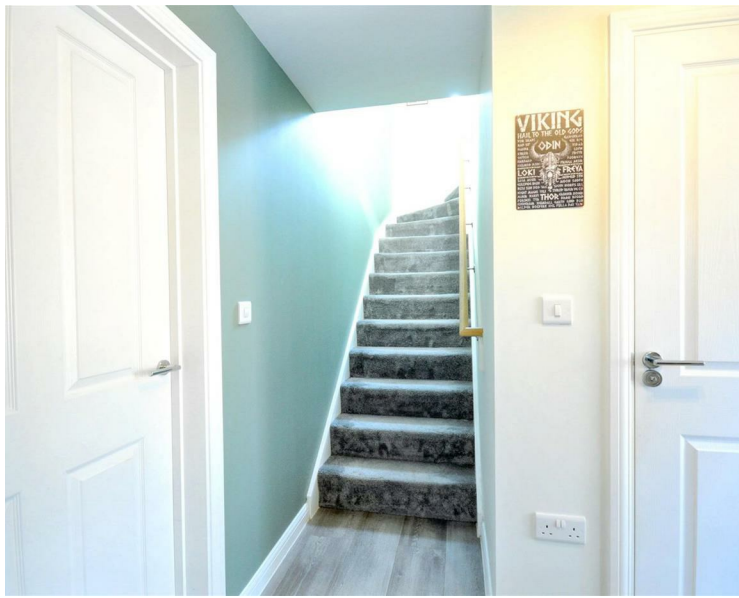
#### Services

Mains gas, water, electricity and drainage.

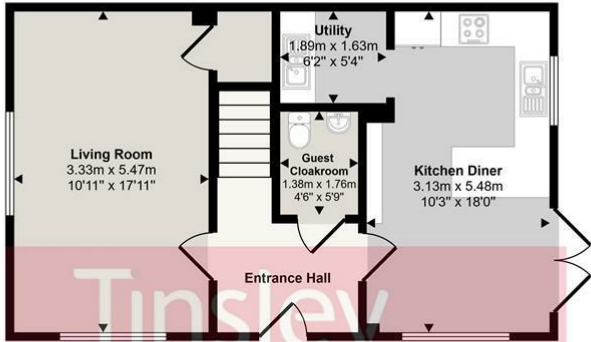
Gas combi central heating.

#### Viewings

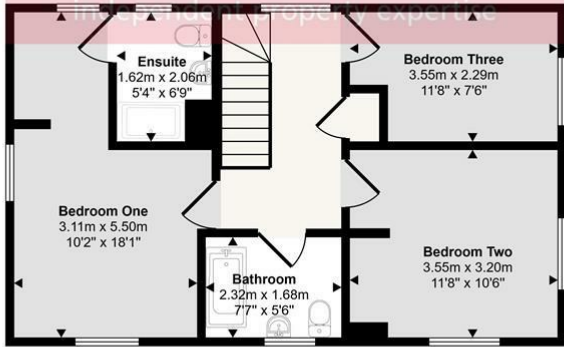
Strictly by appointment via the agent.



Approx Gross Internal Area  
102 sq m / 1100 sq ft



Ground Floor  
Approx 50 sq m / 542 sq ft



First Floor  
Approx 52 sq m / 558 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         | 94        |
| (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                     |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         | 92        |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |