



'Tree Tops', 2 Eaton Road, Child's Ercall

Offers in the region of **£355,000**

If you are looking for an immaculately presented, modern, Detached property with no fewer than 4 reception rooms, 4 Bedrooms (3 doubles and a single) ample parking and a very pleasant enclosed garden - all in a lovely village location - then look no further! This family home has been exceptionally well looked after and updated and boasts a re-fitted gas C.H. boiler (with full service history), a Conservatory with glass roof and underfloor heating, a Master En-suite and Downstairs W.C. and sits in the heart of Childs Ercall, making it ideal for those wishing to easily reach the nearby towns of Newport or Market Drayton.

Briefly comprising Entrance Hallway, Snug/Playroom/Study, Dining Room, Breakfast Kitchen, Utility Room, Lounge (with log burner), Conservatory, Downstairs W.C., 4 Bedrooms (Master with En-suite) and Family Bathroom, externally there is driveway parking to the front and a landscaped garden to the rear which is not directly overlooked.
LPG Gas C.H., uPVC D.G. Council Tax Band D. EPC Rating D.

'Tree Tops' 2 Eaton Road Child's Ercall Market Drayton Shropshire

Property entered via
front door under storm porch into

Entrance Hallway
Providing access to downstairs rooms and stairs to first floor.

Snug/Playroom/Study 13' 3" x 8' 2" (4.04m x 2.49m)
Built-in storage cupboard.

Dining Room 9' 8" x 7' 9" (2.94m x 2.36m)

Breakfast Kitchen 10' 4" x 10' 2" (3.15m x 3.10m)

Utility Room 6' 1" x 5' 5" (1.85m x 1.65m)
Door to the side and rear garden.

Lounge 15' 9" x 10' 7" (4.80m x 3.22m)

Conservatory 10' 11" x 9' 2" (3.32m x 2.79m)
Double doors to the rear garden.

Downstairs W.C. 4' 8" x 4' 2" (1.42m x 1.27m)

Upstairs to
first floor landing which leads to all Bedrooms and Family Bathroom.
Door to useful built-in storage cupboard over the stairs.

Master Bedroom 18' 11" x 11' 1" (5.76m x 3.38m) (max)

Master En-suite 6' 0" x 6' 0" (1.83m x 1.83m)

Bedroom 2 12' 6" x 11' 1" (3.81m x 3.38m) (max)

Bedroom 3 11' 4" x 10' 2" (3.45m x 3.10m)

Bedroom 4 10' 1" x 8' 9" (3.07m x 2.66m) (max)

Family Bathroom 6' 4" x 6' 3" (1.93m x 1.90m)

Externally
To the front is a block paved driveway which offers parking for at least 2 vehicles. A lawned front garden lies adjacent with several mature shrubs. Paved pathways to either side of the house give access to the rear garden via wooden pedestrian gates.

The enclosed rear garden is mostly laid to lawn with a paved patio area closest to the house. Borders lie to the perimeter containing a selection of well established shrubs and plants. Two wooden sheds and a log store offer additional storage space. Electric lighting and water tap. LPG Gas tank for C.H.



10 High Street, Newport,
Shropshire, TF10 7AN

Tel: 01952 813625

Email: info@barkerhealey.co.uk

Web: www.barkerhealey.co.uk

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PROPERTY



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