



14 Steppes Way, Childs Ercall.

Offers in the region of **£450,000**

Having been bought from new 25 years ago, the current owners chose this spacious, 5 Bedroom, detached property because it not only occupies a large plot with ample driveway parking and a good-sized private garden, but internally there are 3 versatile reception rooms, 2 En-suites and more storage space than you could ever wish for! Boasting a long list of modernisation works which include new windows and doors, the addition of a Porch, a re-fitted combi-boiler, updated En-suites (2nd En-suite fitted just a couple of months ago) a new garage door and new flooring, the result is an extremely well presented family home situated within a quiet village cul-de-sac.

Briefly comprising Porch, Entrance Hallway, Downstairs W.C., Lounge, Dining Room, modern Breakfast Kitchen, Utility Room, Study/Playroom, 5 Bedrooms (Master & Bedroom 2 with En-suites and 4 of the Bedrooms offering built-in wardrobes) and Family Bathroom, externally there is an Integral Garage, driveway parking and a pleasant rear garden which enjoys a leafy backdrop and a sizeable metal shed. LPG Gas C.H., uPVC D.G. Council Tax Band E. EPC Rating E.

14 Steppes Way Childs Ercall Market Drayton Shropshire

Property entered via

Part glazed uPVC sliding door into

Porch 9' 4" x 1' 10" (2.84m x 0.56m)

Part glazed uPVC door to

Entrance Hallway 4' 4" x 15' 1" (1.32m x 4.59m) (max)

Access to downstairs rooms and stairs to first floor. Useful understairs cupboard.

Downstairs W.C. 5' 8" x 3' 6" (1.73m x 1.07m)

Lounge 16' 5" x 12' 0" (5.00m x 3.65m) (plus bay)

Double folding doors to

Dining Room 11' 7" x 10' 5" (3.53m x 3.17m)

Sliding fully glazed uPVC door to the rear garden.

Breakfast Kitchen 13' 6" x 9' 3" (4.11m x 2.82m)

Utility Room 7' 10" x 5' 5" (2.39m x 1.65m)

Part glazed uPVC door to the rear garden.

Study/Playroom 9' 9" x 7' 10" (2.97m x 2.39m)

Upstairs to

galleried first floor landing which leads to all Bedrooms and Family Bathroom. Door to airing cupboard. Loft hatch (with ladder) to partially boarded loft storage space with light.

Master Bedroom 12' 6" x 10' 7" (3.81m x 3.22m) (less wardrobes, plus bay)

Double doors to built-in wardrobe.

Master En-suite 7' 5" x 6' 7" (2.26m x 2.01m) (max into shower)

Bedroom 2 13' 8" x 9' 10" (4.16m x 2.99m) (max)

Door to built-in wardrobe.

En-suite 6' 2" x 5' 8" (1.88m x 1.73m) (max)

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VIEWING STRICTLY BY APPOINTMENT ONLY

Bedroom 3 11' 6" x 9' 9" (3.50m x 2.97m) (min plus wardrobe)
Double doors to built-in wardrobe.

Bedroom 4 10' 4" x 8' 1" (3.15m x 2.46m)

Door to built-in wardrobe.

Bedroom 5 9' 2" x 5' 2" (2.79m x 1.57m)

Family Bathroom 8' 5" x 8' 2" (2.56m x 2.49m)

Externally

To the front is a large tarmac driveway, comfortably allowing parking for 4 cars. A wooden pedestrian gate to the left hand side provides access to the rear garden via a paved pathway.

The rear garden is mostly laid to lawn with several paved areas offering ample seating options. Well established borders to the perimeter contain a selection of mature plants and shrubs. A sizeable metal storage shed lies to one side. Water tap and electric light.

Integral Garage 16' 5" x 7' 10" (5.00m x 2.39m)

Up and over door to the front. Electric power and light.



TOTAL FLOOR AREA: 1608 sq. ft. (149.4 sq. m.) approx.
While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. This service, together with applicable clauses, have not been tested and no guarantee is given in respect of the accuracy of the floor plans.
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PROPERTY



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