



39 Badgers Croft, Eccleshall, Stafford, ST21 6DS



Set on a peaceful cul de sac in popular Eccleshall is this beautifully presented detached family home, benefitting from recently upgraded and extended interiors, four bedrooms and generous gardens. Having received a refitted mains gas combi boiler in 2020, this immaculate family home also offers open plan living accommodation to an extended and refitted kitchen with dining and living rooms off. The interiors comprise briefly reception hall, lounge, playroom, open plan dining kitchen with family room, utility and cloakroom to the ground floor, with four bedrooms, all having fitted wardrobes, a master en suite and family bathroom. Outside, there is parking and a single garage to the front aspect and beautifully tended gardens extend to a good size to the rear. The property enjoys rural views to the rear and is serviced by full double glazing.

The popular village of Eccleshall lies within a picturesque Conservation area and offers an excellent array of amenities centred around the character High Street, including shops, pubs, restaurants and a post office. The village holds a farmers market every month as well as a large community festival every two years. The village benefits from a highly regarded school catchment, having the Bishop Lonsdale Primary School in the village which feed into a choice of secondary schools in the area. Well placed for commuters, the village lies within a short drive of the M6, the commercial centres of Stafford, Stone and Newport are all easily reached and rail stations in Stoke and Stafford offer regular intercity rail connections to Birmingham, Manchester and London. The international airports of Manchester, Birmingham and East Midlands are all within an easy drive.

- Executive Detached Family Home
- Well Presented Extended Interiors
- Desirable Village Location
- Two Reception Rooms
- Open Plan Dining & Living Kitchen
- Reception Hall, Utility & Cloakroom
- Four Good Sized Bedrooms
- En Suite & Bathroom
- Parking & Single Garage
- Well Tended Gardens
- Rural Views to Rear
- Refitted Combi Boiler, Mains Gas Central Heating & Full Double Glazing

The front door opens into the **Reception Hall**, having staircase rising to the first floor and doors opening into:

Lounge 4.49 x 3.58m (approx 14'9 x 11'9)
A spacious reception room having a bay window to the front aspect and a contemporary inset gas fireplace. Double doors open into:

Open Plan Dining & Living Kitchen 6.61 x 6.46, 3.27m (approx 21'8 x 21'2, 10'9)
Having been remodelled and refitted to a superb specification, this contemporary space is formed by a quality fitted kitchen, dining area and family

room. The **Kitchen** comprises a range of wall and base units with quartz worktops over housing inset one and a half sink and integral appliances including dishwasher, Bosch self-cleaning oven, Bosch microwave oven, Bosch induction hob and Copel hidden extractor fan. The worktops extend to one side to create a breakfast bar and the kitchen has a window to the rear and under floor heating extending into the **Dining Area**, where double doors open into the **Lounge**. The **Family Room** has a window to the rear, skylights and double doors out to the gardens

Utility 2.36 x 1.47m (approx 7'9 x 4'10)
Fitted with units and Quartz worktops coordinating with those of the kitchen, housing an inset sink with side drainer and integral appliances including washing machine, fridge and freezer, having a window to the rear and a door to the side

Playroom 4.57 x 2.31m (approx 10'5 x 9'10)
Double doors open from the Reception Hall and a window to the front aspect, this versatile space is ideal as a snug, playroom or home office

Cloakroom
Fitted with wash basin and WC, with an obscured window to the side





Stairs rise to the **First Floor Landing** where doors open into the **Airing Cupboard** which houses the recently refitted combi boiler and into:

Master Bedroom 4.31 x 3.6m (approx 14'2 x 11'10)
A spacious principal bedroom having window to the front aspect and a range of fitted bedroom furniture

and wardrobes. With private use of:

En Suite 2.21 x 1.83m (approx 7'3 x 6'0) – max
Comprising a modern suite having wash basin and WC fitted to vanity units and a shower, with tiled splash backs, a heated towel rail and an obscured window to the front



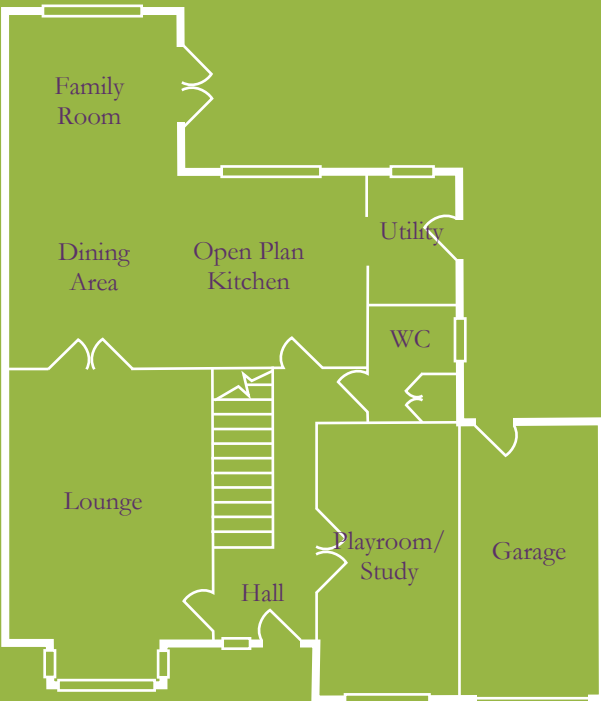
Bedroom Two 3.43 x 3.02m (approx 11'3 x 9'11)
With fitted wardrobes and a desk and a window to the front aspect

Bedroom Three 3.3 x 2.44m (approx 10'8 x 6'11)
Having a window to the rear and a double fitted wardrobe

Bedroom Four 3.25 x 2.11m (approx 10'8 x 6'11)
With two fitted wardrobes and a window to the rear

Bathroom 2.59 x 2.36m (approx 8'6 x 7'9)
Comprising wash basin and WC set to vanity unit, refitted shower and separate bathtub, with tiled walls, heated towel rail and an obscured window to the rear



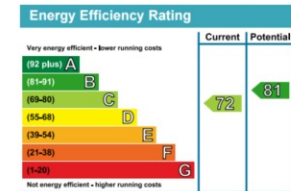


Outside

The property lies towards the end of this peaceful cul de sac at an elevated position enjoying pleasant views towards countryside to both the front and rear. There are well tended gardens and the driveway provides off road parking as well as access into the **Single Garage**

Gardens

Extending to a generous size, the immaculately landscaped rear garden is laid to a generous paved terrace, shaped lawns and stocked borders. Part of the terrace is covered with a pergola and mature grape vines and there is gated access to the side aspect. There is exterior lighting, a water point and a large garden shed with brick base



General note: Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.