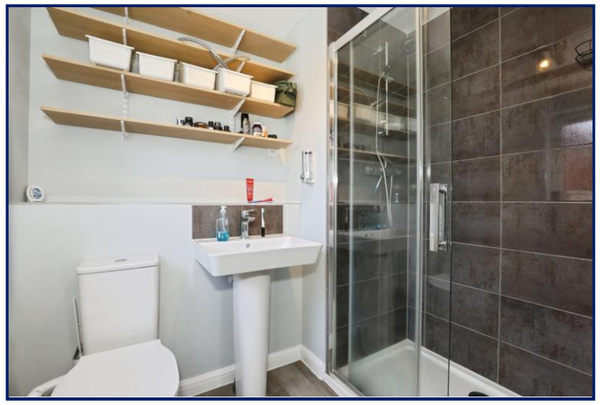
















Wheelwright Drive, Eccleshall, ST21 6LB

Offers In Excess of

£350,000

Tenure: Freehold | Council Tax Band: D | EPC Rating: B

Eccleshall Branch, 1 High Street, Eccleshall, Staffordshire, ST21 6BW | 01785 850 241 | ecclechall@reedsrains.co.uk

Stylish Three-Bed Detached Living in the Heart of Eccleshall!!

Nestled in the charming market town of Eccleshall, this beautifully presented three-bedroom detached home offers the perfect blend of space, comfort, and convenience. Ideally located within walking distance of a variety of local shops, traditional pubs, and everyday amenities, the property provides a desirable lifestyle in a highly sought-after setting.

The home is perfectly suited for modern family living, boasting well-proportioned accommodation throughout and a welcoming atmosphere from the moment you step inside. With generous living spaces designed for both relaxation and entertaining, this property effortlessly caters to a range of lifestyles.

Eccleshall itself is renowned for its character and community feel, while also benefiting from excellent connectivity. The nearby town of Stafford offers a wider range of facilities, along with a mainline train station providing direct links to major cities, making it ideal for commuters. In addition, easy access to the M6 ensures convenient travel further afield.

Combining a desirable location with spacious accommodation, this fantastic home presents an excellent opportunity for those seeking a balance of town and country living, with everything you need right on your doorstep.

GROUND FLOOR

Entrance Hall
As you step inside the property you are greeted with a spacious and bright hallway which leads to the ground floor rooms.

Lounge 18'5" x 10'10"
Leading off from the hallway is a large lounge which is filled with natural light, enhanced by dual-aspect windows that create a bright and airy atmosphere throughout the day. The generous proportions offer plenty of room for both relaxing and entertaining.

Dining Kitchen 10'5" x 8'10" & 10'4" x 7'6"
A well-proportioned kitchen diner enjoying an abundance of natural light from dual-aspect windows. Fitted with a range of integrated appliances, the space is designed for both convenience and style. Patio doors provide direct access to the garden, making it perfect for indoor-outdoor living and entertaining.

Utility Room 6'5" x 5'5"
Leading off the kitchen is a practical utility room, offering a dedicated space for laundry and household tasks. Well equipped with plumbing for a washing machine and a sink, the room also benefits from ample storage to keep essentials neatly organised, helping to maintain a clutter-free main living area.

Cloakroom
A convenient downstairs cloakroom comprising a low-level toilet and hand basin, offering practical facilities for everyone.

FIRST FLOOR

Bedroom One 11'11" x 10'3"
A spacious main bedroom filled with natural light from dual-aspect windows. The room benefits from a dedicated dressing area with ample storage, leading through to a well-appointed en-suite, offering both comfort and convenience.

Ensuite 7' x 5'7"
A modern ensuite fitted with a walk-in tiled shower, low-level WC and hand basin. A window allows for natural light and ventilation, creating a bright and fresh space.

Bedroom Two 11'10" x 10'5"
A well-proportioned double second bedroom featuring dual-aspect windows that provide plenty of natural light. Generous in size, the room offers ample space for furnishings, making it a comfortable and versatile room.

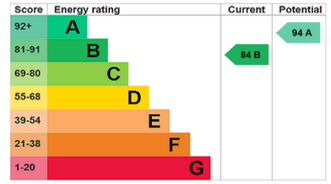
Bedroom Three 11'10" x 7'5"
Bedroom three is the smallest of the rooms but still benefits from good natural light. A versatile space, it could be ideally suited for use as a home office, bedroom, or nursery, depending on your needs.

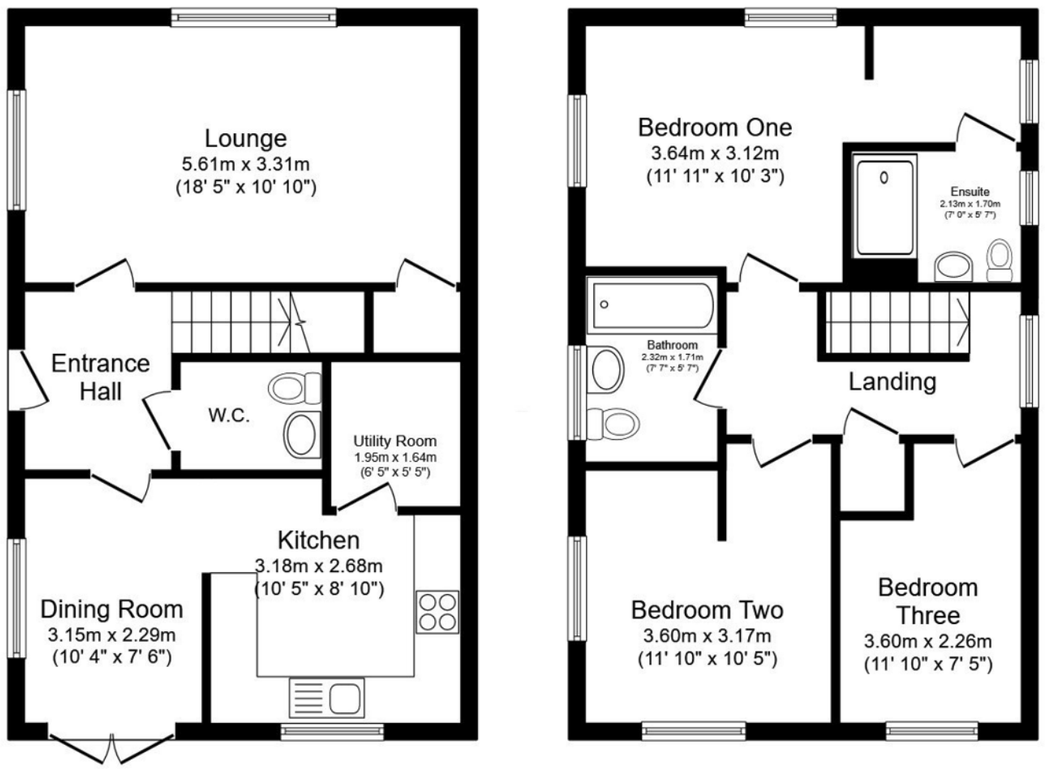
Bathroom 7'7" x 5'7"
A well-appointed main bathroom comprising a bath with half-tiled walls and a handheld shower over. The room also features a low-level WC and hand basin, with a window providing natural light and ventilation.

Garden
The rear garden is a generous size, featuring a combination of patio areas and a lawn, along with a planted border ideal for flowers and shrubs. A raised patio area with a pergola provides the perfect spot for outdoor dining and entertaining.

Garage & Driveway
A single garage offering versatile use, ideal for storage, a workshop, or secure parking for a vehicle. Off road parking for two vehicles.

EPC GRAPH:





Total floor area 100.6 sq.m. (1,082 sq.ft.) approx

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