



## 34 Overton Close, Eccleshall

£500,000 Freehold



Five double bedrooms spread over two floors with two en suite shower rooms and two bathrooms • To the ground floor there is also: Utility room, guest W/C, study and large living room. • An enclosed garden to the rear and double garage to the side with ample parking for multiple vehicles. • Part of the established Overton Manor development with open green spaces throughout and still within its 10 year NHBC warranty • A stunning country style kitchen with new quartz worktops and space for Rangemaster cooker!



This is not your average new build property, this is a charming example of modern living situated on a delightful plot whilst still within the heart of the highly sought after village of Eccleshall and yet a stones throw from the countryside walks surrounding the village! What more is there to want? I hear you ask? Well why not start off with the stunning open plan kitchen/ breakfast room that has been tastefully upgraded to include a country style kitchen with matching base and eye level units and finished with newly fitted quartz worktops, there is also a ceramic sink and drainer unit with mixer tap, space for Rangemaster cooker with subway tiled splash areas and extractor hood over, space for an American style fridge freezer and a practical island and breakfast bar to match the units with under counter storage and wine fridge! The room is finished with Bi-folding doors that are flush with the outside making the transition from house to garden completely seamless! Located just off from the kitchen is the utility room that boasts matching units and quartz worktops to that of the kitchen, as well as having a door to the side, boiler and decorative tile effect flooring that flows through to the guest W/C with wash hand basin. French doors from the kitchen lead through to the generously sized living room with a Upvc double glazed bay window and an electric living flame log burner set into a decorative surround. Finally to the ground floor there is a study that is also being used as a play room, the room is finished with a Upvc double glazed bay window to the front elevation. Making your way up the stairs and onto the first floor landing you shall find doors leading to primary first floor rooms. Bedroom two boast a Upvc double glazed window and an Ensuite comprising: double shower with glass screen, W/C, wash hand basin the room is finished with tiled splash areas and a Upvc double glazed privacy window. Bedroom three is also a double room with Upvc double glazed window. The master bedroom is a generous room with a Upvc double glazed window and an ensuite comprising: double shower with glass screen, W/C, wash hand basin set into vanity, Upvc double glazed privacy window, the room is finished with tiled splash areas. The family bathroom comprises: Panelled bath with mixer tap and additional hand held attachment, W/C, wash hand basin, Upvc double glazed privacy window, the room is finished with tiled splash areas. Making your way up the stairs and onto the second floor landing you shall find doors leading to bedrooms four and five which are both large double rooms with Upvc double glazed window and skylights. There is also a further bathroom that comprises: panelled bath with glass screen, W/C, wash hand basin and skylight. Externally the property boasts an enclosed rear garden mostly laid to lawn with a patio seating area and borders with a range of plants and shrubs, a side gate also provides access onto the driveway where you can find parking for multiple vehicles. There is also a double garage with power and lighting. Don't miss out and call out Eccleshall office today on 01785 851886!

Eccleshall is a very much sought after village with a bustling high street with numerous shops, pubs, restaurants and small businesses along with a vibrant community spirit with annual events held locally including the well known Eccleshall Show held every summer just outside the village boundary at Sugnall Parks. Eccleshall High Street, with many Georgian and earlier buildings, is a conservation area creating a truly unique setting that should remain untouched into the future. The community spirit is strong and headed by The 'Ecclian Society' who encourage participation in numerous activities and have won the village the title of winner in the Britain in Bloom competition with colourful floral baskets lining the streets. The A519 road runs through the town allowing access to both Junction 14 of the M6 motorway south of Eccleshall and Junction 15, North of Eccleshall. The nearest operational railway stations are Stafford and Stone.



Charming modern home in sought-after Eccleshall village. Upgraded open plan kitchen, utility room, spacious living room, study/playroom. 5 bedrooms, 4 bathrooms. Enclosed garden, patio, parking for multiple vehicles, double garage. Call 01785 851886 now!

Council Tax band: F

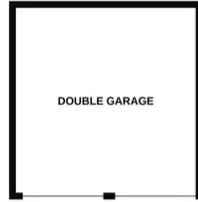
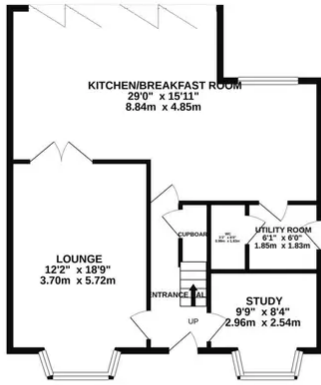
Tenure: Freehold

EPC Energy Efficiency Rating: B

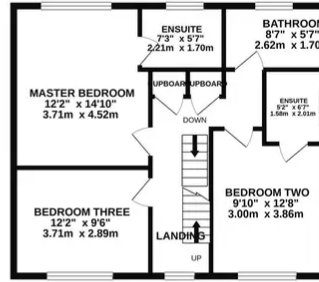
EPC Environmental Impact Rating: B



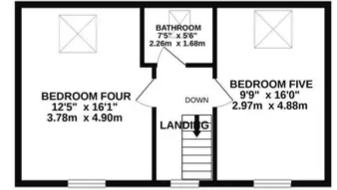
GROUND FLOOR  
1058 sq.ft. (98.3 sq.m.) approx.



1ST FLOOR  
642 sq.ft. (59.6 sq.m.) approx.



2ND FLOOR  
426 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA : 2125 sq.ft. (197.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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