



19 Badgers Croft, Eccleshall

£380,000 Freehold



Located perfectly within walking distance to the High Street and all the wonderful amenities Eccleshall has to offer.

- Beautiful gardens to the front and rear, large driveway for several vehicles, covered carport and a detached single garage.
- A splendid family sized home, cared for and ready to move into with scope to extend and develop if required!
- Possibility to extend to the rear and/or to the side and opportunity to add an Ensuite shower room if desired!
- A generous living room with dual aspect window and sliding patio doors, family room, four double bedrooms, large family bathroom and a kitchen diner.



Houses are like delicate flowers, they require love and attention to grow and care and thoughtfulness to thrive. When this gentle and clever balance is achieved, only then will a house metamorphose into a home. At present this generous and well proportioned family home is very easy on the eye and beautifully designed with a bright future ahead! Badgers Croft is one of the most sought after areas in ever popular Eccleshall. Not only has this home been cared for and well looked after, it possesses scope to be reconfigured, added to and extended. The ground floor promises a welcoming entrance hall with doors to all ground floor rooms. The living room is light and bright with a window to the front and sliding patio doors leading to the rear garden. A feature fireplace is a focal point and due to the size of the room a dining area could be introduced if so desired. An additional sitting room is ideal in a family home and this space could be utilised as a children's play room, a snug or a formal study. The kitchen diner is certain to be the hub of the home with an abundance of cupboard space and work surface areas and a good sized pantry, views to the rear garden and access to the side of the property. There is also a guest WC. The first floor is equally impressive with four double bedrooms with views to the front and rear aspect, the master bedroom is large enough to incorporate an Ensuite shower room as plumbing is present. The family bathroom is spacious and (depending on your preference) could have a bath and separate shower unit! The exterior of this lovely home is a huge selling point with a traditional front garden with aromatic roses and well established trees and shrubs, the driveway sweeps under the sheltered carport and carries into the rear garden to meet the detached single garage. The rear and private garden is fully enclosed, mostly laid to lawn with an array of plants, trees and flowers. There are plenty of areas to sit and enjoy the garden and an area behind the garage is ideal for storage or secret seating area! This home is ready to bloom and show its impressive potential, book your private appointment to view before the opportunity flies away!

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.

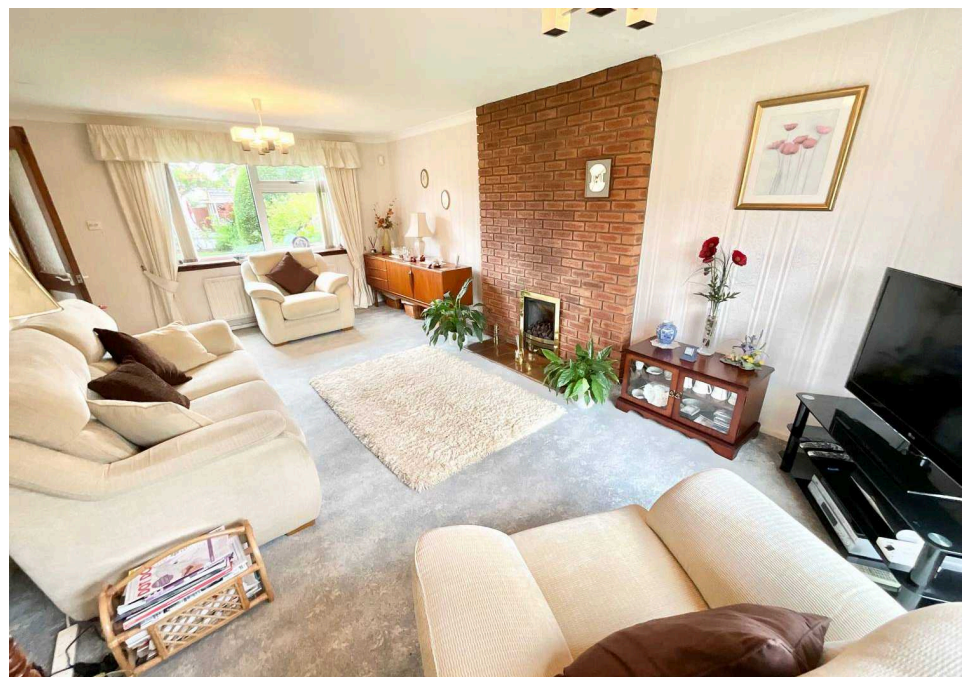
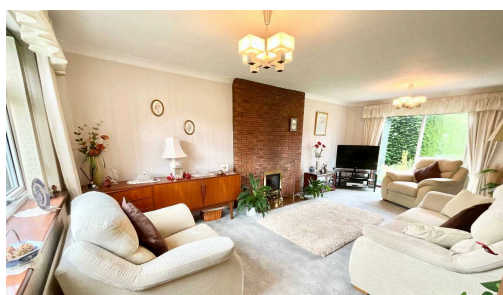


Council Tax band: E

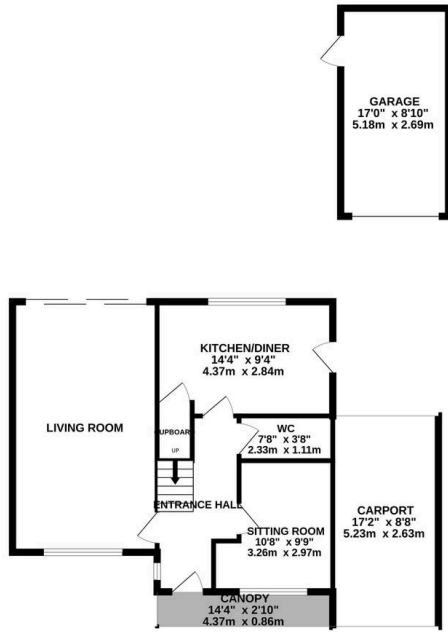
Tenure: Freehold

EPC Energy Efficiency Rating: D

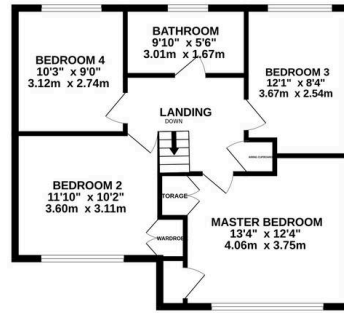
EPC Environmental Impact Rating:



GROUND FLOOR
879 sq.ft. (81.6 sq.m.) approx.

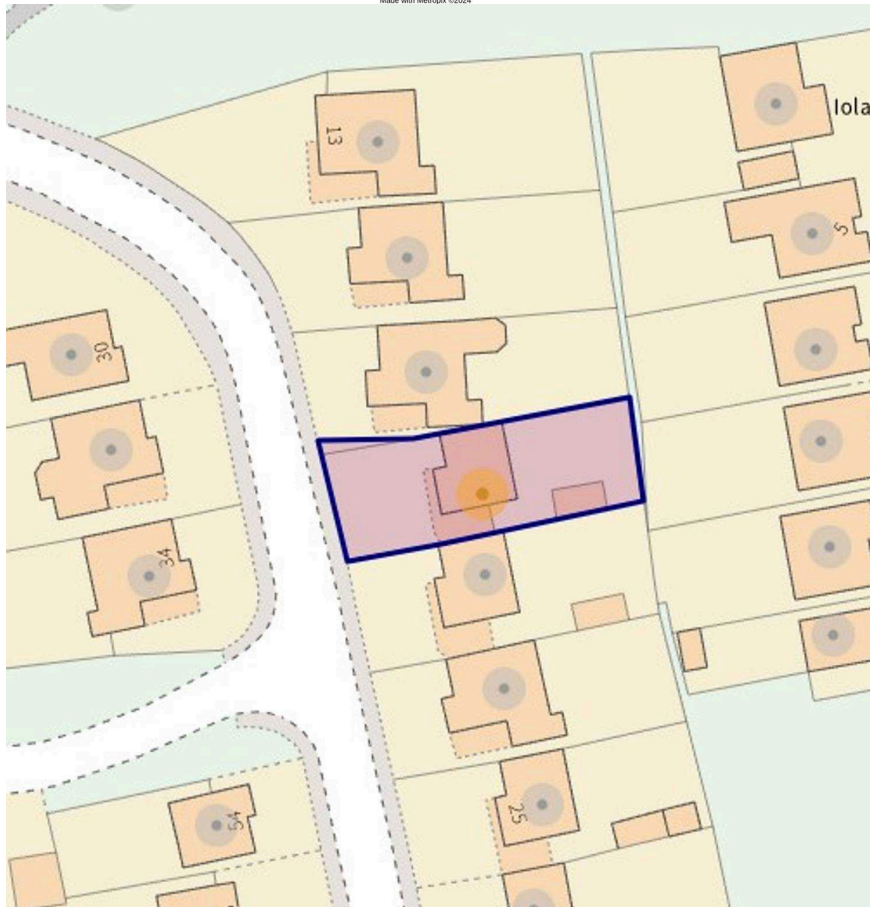


1ST FLOOR
617 sq.ft. (57.3 sq.m.) approx.



TOTAL FLOOR AREA: 1495 sq.ft. (138.9 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.
Made with Metropix ©2024



You can include any text here. The text can be modified upon generating your brochure.

01785 851886