



7 Newport Road, Eccleshall

£300,000 Freehold



Three double bedrooms upstairs, a family bathroom, separate W.C and a gorgeous en-suite to the master bedrooms! Luxury you seldom get in three bedroom homes! • A spacious lounge with a contemporary log burning stove, separate dining room; big enough for a table, sofa and office desk! Along with generous kitchen/diner. • Having easy access to Eccleshall high street where you'll find all of your necessary amenities including shops, pubs, restaurants, butchers, cafes, doctors, dentist & schools. • Outside you'll be joyed to find a large corner plot with parking for several vehicles, carport and space to build a garage (subject to planning permission) & a lovely rear garden. • Having much more than first meets the eye; spacious rooms on both the ground & first floor, beautifully decorated with space for a growing family or a great downsizer from a larger home.



Just like that deceptive bag of Mary Poppins, there is so much more to this three double bedroom house in Eccleshall than first meets the eye! With space in abundance both inside and outside, there is more than enough room for a growing family but also perfect for a couple maybe looking to downsize from a larger family home. The property sits on a large corner plot with spacious garden to the front aspect having paved parking for multiple cars and vehicles with room to spare for a lawn and planted beds, made wonderfully private with mature hedges to the front and side aspect, however subject to the necessary planning consent, there's plenty of space to build a double garage! A carport sits to the side of the property with an electric car charging point, access to the rear as well as providing extra sheltered parking space. A UPVC porch provides access into the property with internal door opening through to the entrance hallway where there are doors to both reception rooms and stairs up to the first floor. The lounge is set to the left hand side with front facing window and a contemporary log burning stove set into the chimney breast with hearth below. The room is finished in modern colours with wooden effect luxury vinyl flooring and spot lighting. Back through the hallway and into the second reception room. This room is used as the dining room, however stretching the depth of the house with window to the front aspect and doors opening out into the garden at the rear, could lend itself to more of a family room with a sofa and office desk, depending on your needs. The room is decorated in similar colours to those used in the lounge with the same wooden effect luxury vinyl flooring. A door at the rear of the room leads into the kitchen which has been fitted with a range of base and wall units having a work top to finish and ample space at the end of the room for a dining table or utility area should that suit you better with door leading out into the garden. Upstairs, there are three large double bedrooms. The main bedroom sits above the dining room with a stunning en suite shower room having recently being refitted with high quality vanity unit with wash hand basin, walk in shower enclosure with Crittal style shower door and WC. There are two further double bedrooms to the opposite side of the landing, a separate W.C with sink which has also been updated and separate bathroom with a bath and sink to finish off this floor. The family bathroom is fitted with a panel bath with shower above and a wash hand basin. The WC is to the rear of the property finished in a similar style to the beautiful en suite with a WC and wash hand basin. The loft room is accessed from the third bedroom through an easily accessible loft hatch having drop down steps. This room has been made use of as a games room for the older children or could become a fantastic home office with skylight to the ceiling allowing in natural light, fully boarded flooring and storage space, power and lighting. There is a second loft that is accessed from the master bedroom with a similar drop down hatch and steps but is more suitable for your usual storage space. Out to the rear, the garden has been paved for ease of maintenance with seating areas and planted beds throughout. All of this on the door step to Eccleshall High Street. Call us today to arrange your viewing.

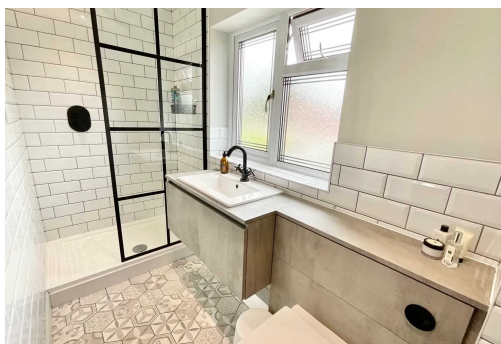


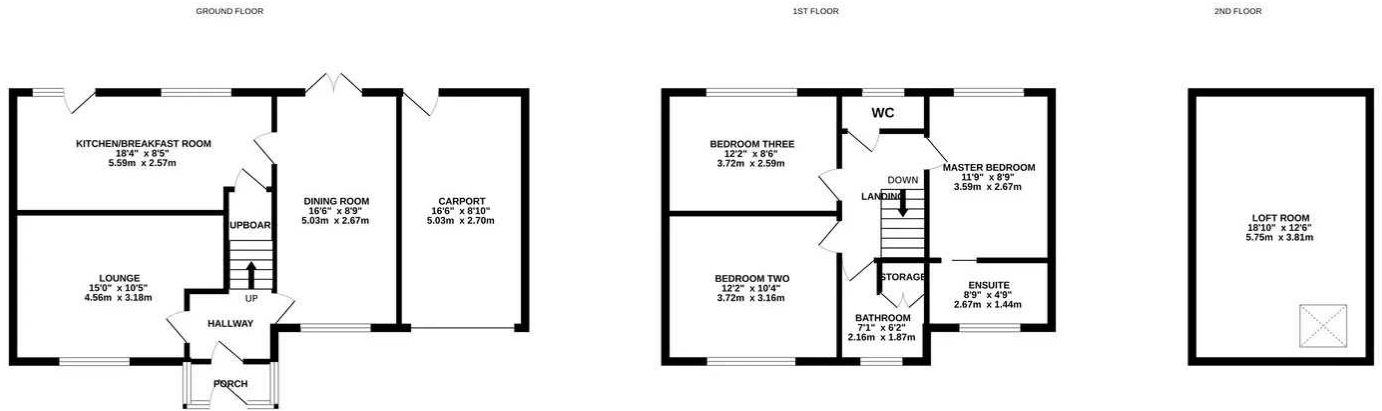
Spacious 3-bed house in Eccleshall with large corner plot & potential for double garage. Modern decor, en suite, loft room, carport with electric charger. Paved garden, close to High Street. Viewing essential! Council Tax band: C

Tenure: Freehold

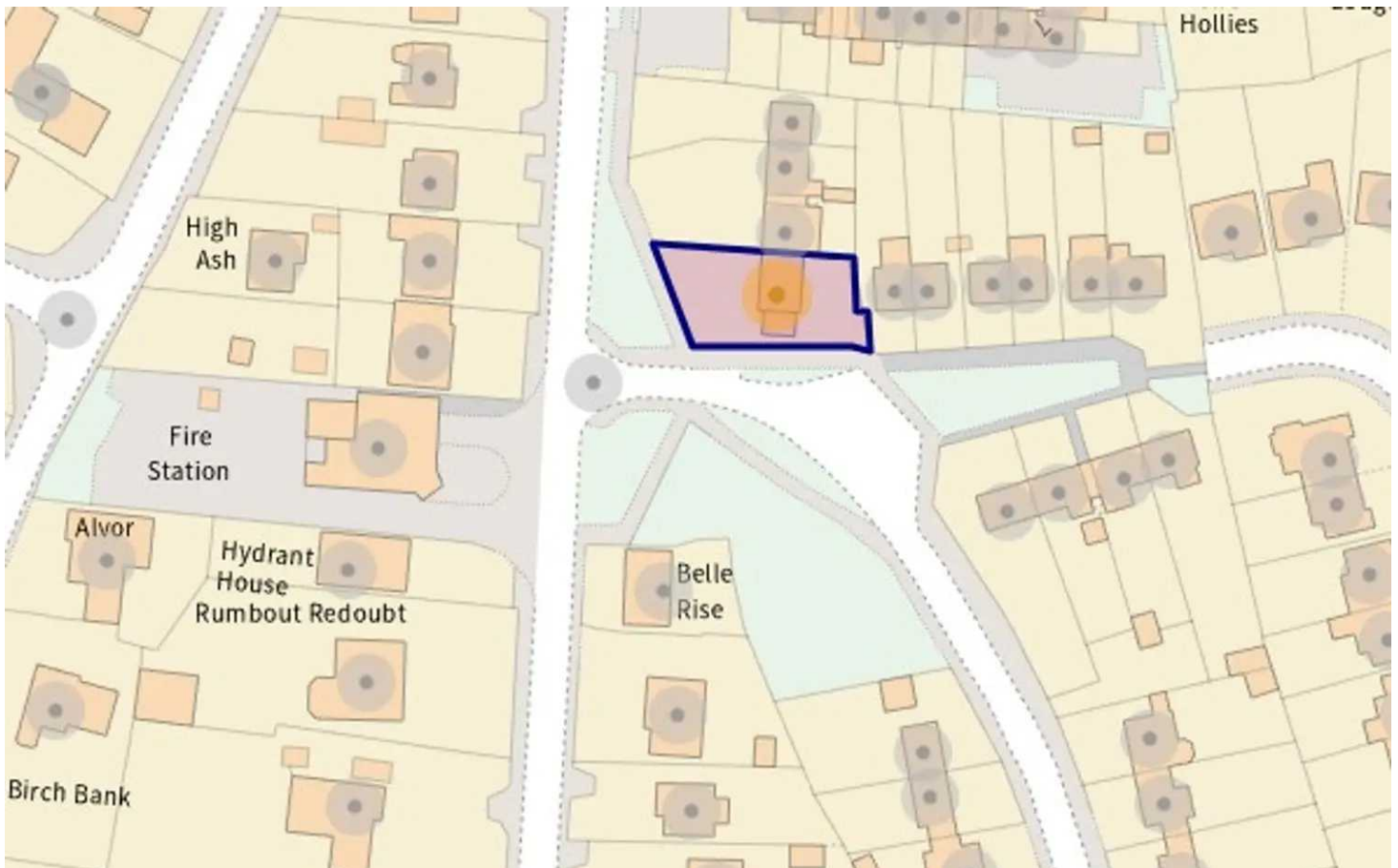
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





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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