



26 Badgers Croft, Eccleshall

£475,000 Freehold



A lovely four bedroom detached home in Eccleshall located in walking distance from the high street. • Four double bedrooms offer room for everyone, with the master including its own ensuite shower room. • With a living room and open plan kitchen, dining room and snug the reception room is endless, along with a convenient utility room and W.C on the ground floor. • A garden room fitted with electricity is the perfect chill out zone that can be enjoyed throughout the whole year. • A garage, car port and long driveway make parking a breeze, along with the garage's storage perks.



Just like a determined badger crafting the perfect den, your search for a dream home might finally be over! Nestled in the sought-after Badgers Croft, this charming four-bedroom detached property offers a cosy, secure sanctuary where you can truly feel at home from the moment you arrive. Wander up the driveway, step through the front door and find yourself in a welcoming entrance hall that sets the tone for this delightful home. The stunning bespoke Neville Johnson oak staircase steals the spotlight, while doorways lead you to the ground floor's generous reception rooms. To your left, discover a convenient W.C. and to your right, the living room with a graceful bow-shaped bay window that floods the room with natural light. Follow the hallway to the heart of the home, the kitchen. Here, solid wood cabinets, dual integrated ovens, an induction hob, and a one and a half bowl sink with a draining board provide all the tools for cooking up a storm. A utility room, complete with an additional sink and under-stair storage, ensures practicality is always close at hand. Pass the French doors and step into the dining room and snug area, a space designed for both entertaining and unwinding. The dining room shows views of the garden with a large window and the vertical radiator adds a stylish touch. The snug, meanwhile, offers a cosy retreat after a busy day, there's truly room for everyone to relax here! Ascend the staircase to find four double bedrooms and the family bathroom. The master suite impresses with its built-in wardrobes, space for a king-sized bed and an en-suite featuring a shower, W.C. and sink. Bedrooms two and three are spacious doubles with built-in wardrobes, while the fourth bedroom offers versatility with a handy storage cupboard. Completing the first floor, the family bathroom features a wall-length vanity, a W.C., a sink and a bath with an overhead shower. Step outside to a tiered garden that's as versatile as it is charming, with a mix of lawn, patio and decking areas, perfect for entertaining or enjoying the fresh air. The garden room, equipped with electricity, is a haven for relaxation or hobbies, while the garage with electric doors, carport and long driveway ensures parking is a breeze, don't miss the electric car charging point! Located just a short walk from Eccleshall High Street, you'll have excellent schools and amenities practically on your doorstep. So, if Badgers Croft ticks all your boxes, it's time to end your digging, call us today to book your viewing and make this delightful den your forever home!



Charming 4-bed detached home on Badgers Croft, boasting bespoke staircase, spacious living areas, modern kitchen, tiered garden with garden room and garage, located near Eccleshall high street. Book a viewing today! Council Tax band: E

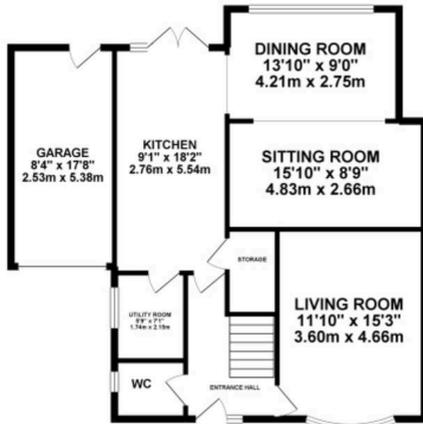
Tenure: Freehold

EPC Energy Efficiency Rating: C

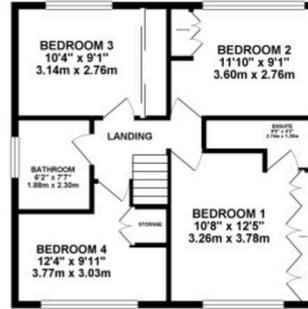
EPC Environmental Impact Rating: C



GROUND FLOOR 992.86 sq. ft.
(92.24 sq. m.)

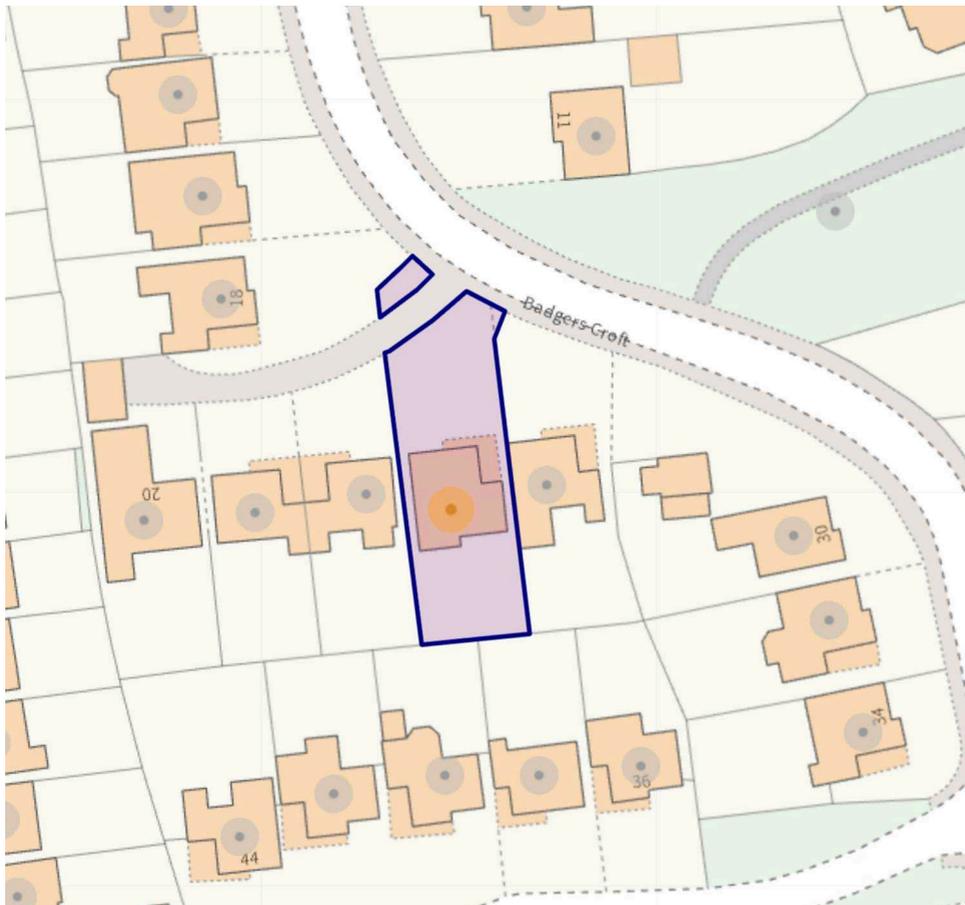


1ST FLOOR 583.08 sq. ft.
(54.17 sq. m.)



TOTAL FLOOR AREA: 1575.94 sq. ft. (146.41 sq. m.) approx.

While 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 misstatement. 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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