



22 Gaol Butts, Eccleshall

£360,000 Freehold



A charming three bedroom detached dormer bungalow in the heart of Eccleshall. • Three spacious bedrooms an ensuite shower room and a family bathroom cater for everyones needs. • An open plan living/dining room is the perfect entertaining spot with direct access to the kitchen, utility and boot room to make life that little bit easier. • Outside, enjoy a large rear garden along with a garage and front driveway for parking ease. • Located in Eccleshall enjoy excellent local amenities, schools and travel links close by.



Ahoy there! Prepare to set sail on a thrilling new adventure and your first port of call? 22 Gaol Butts, where this three-bedroom detached dormer bungalow is waiting to be your next treasure chest of memories. As you approach, drop anchor on your driveway and take a step through the front door into a warm welcome, a handy entrance hall/utility room with French doors that lead you straight to the back garden and your shipshape kitchen. Speaking of the kitchen, it's ready for action with lovely wood-effect cabinetry, complimentary worktops and integrated appliances, perfect for cooking up your next culinary voyage. From here, you'll glide into the open-plan living and dining area, bathed in natural light from dual aspect windows, with a cosy feature fireplace as the heart of the space. Whether you're anchoring down for a quiet evening or hosting a gathering, this room is full of charm and comfort. Back in the kitchen, you'll navigate your way through the central hallway where the journey continues, a staircase leads you upstairs, while under-stair storage keeps your provisions handy. Two bedrooms are just around the corner, along with a fresh family bathroom, complete with a corner bathtub, shower, sink and WC. One bedroom's a good sized single, while the other is a spacious double with built-in wardrobes for stowing all your treasures. Upstairs, the master bedroom awaits, your private captain's quarters, complete with its own ensuite shower room, ensuring ultimate privacy and comfort. The upstairs landing is bright and airy, with skylights to let the sunshine in, plus access to an airing cupboard for even more storage. When it's time to explore the great outdoors, the back garden is your own expansive adventure playground presenting spacious lawn and patio areas where you can relax year round. Plus, there's a door leading to the garage from the garden, giving you easy access to even more storage space or a place for your vehicles to dock. The front of the home has a driveway with room for multiple cars, plus the garage for additional parking or storage. You'll be well-connected with excellent local amenities, schools and transport links nearby. So chart your course to your new dream home, call us today to schedule your viewing before this one sets sail into the sunset!



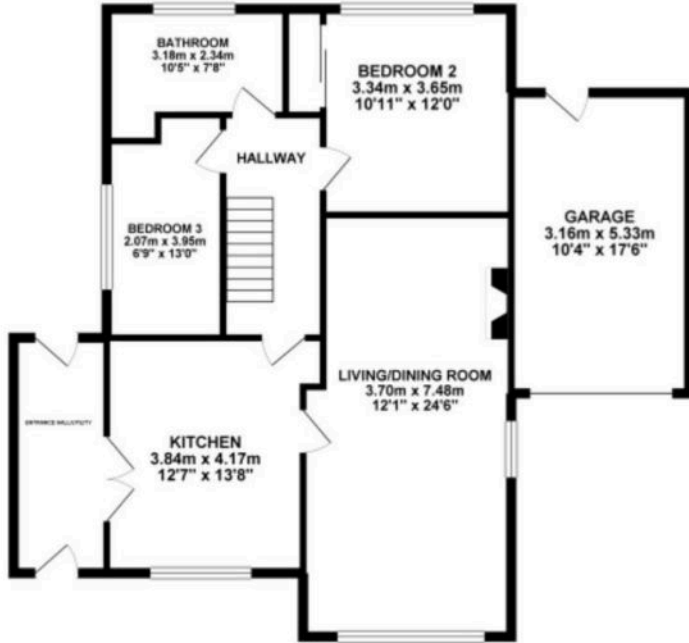
Sail into your next adventure at 22 Gaol Butts with this charming 3-bed dormer bungalow. Enjoy a kitchen, open living area, master ensuite, garage and spacious garden. Located in Eccleshall near amenities and schools. Schedule a viewing today!

Council Tax band: D

Tenure: Freehold



GROUND FLOOR 99.74 sq. m.
(1073.56 sq. ft.)



1ST FLOOR 32.88 sq. m.
(353.97 sq. ft.)



TOTAL FLOOR AREA: 132.62 sq. m. (1427.53 sq. ft.) 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 misstatement. This plan is for illustration 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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