



Dawsley, Fair Oak

£450,000 Freehold



A lovely three bedroom home in Fair Oak offering rural living and traditional charm with Eccleshall and Loggerheads just short drives away. • An open kitchen/dining room/sun room area flows seamlessly into the living room through sliding doors along with French doors out to the garden. • Three double bedrooms and a family bathroom make up the first floor of this fantastic property, with space for reconfiguration to add in a master ensuite. • A utility room, W.C and two storage spaces on the ground floor adds that extra slice of convenience to your everyday living. • Outside, enjoy a large garden filled with lush lawn that spreads across the whole front and side of the property. A driveway and garage makes parking a breeze!



Dawsley, this elevated haven is waiting for its next owner, could that be you? As you park up on the driveway, the journey to your new home begins. Step through the grand entrance into a welcoming hall, where doors lead you to the first reception room, the inviting living room and the heart of the home, the open-plan kitchen and dining space with sun room. The living room is the pinnacle of comfort, complete with a feature fireplace perfect for cosy nights in. Gaze out over the garden through large windows and a door or glide through the grand sliding doors into the dining area, an entertainer's delight. The kitchen is well-appointed with light cabinetry and wood-effect accents. To the side, a handy store room, provides extra storage and outdoor access. Continue your ascent through the dining area, where there's great space for a large seating table. At the far end, a cosy office or seating nook awaits, complete with French doors leading to the garden and access to the utility room/W.C. Upstairs, retreat to three generously sized double bedrooms. The master suite, boasts dual-aspect windows and built-in wardrobes. The second and third bedrooms are equally well-proportioned, while the family bathroom sits opposite, featuring a full bath, overhead shower, W.C., and sink. Outside, the generous garden stretches across the front and side of the property, with a laid lawn perfect for outdoor enjoyment. A garage and driveway complete this charming residence. Located in the peaceful hamlet of Fair Oak, Dawsley offers the best of rural living while sitting between the bustling hubs of Eccleshall and Loggerheads, ensuring top-tier amenities, schools and transport links are just a short ride away. So, are you ready to claim this beautiful home as your own, give us a call today to book a viewing!



"High up in Fair Oak with stunning views, Dawsley is a charming 3-bed home with spacious living areas, large garden, garage and great amenities nearby. Book a viewing now and make it your own!"

Council Tax band: D

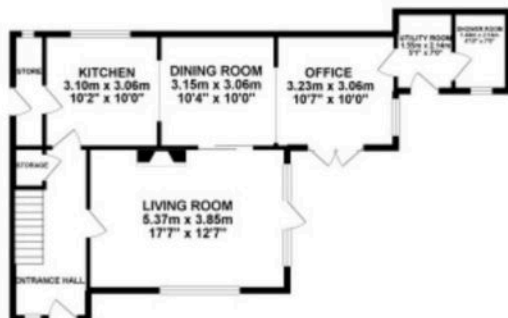
Tenure: Freehold

EPC Energy Efficiency Rating: E

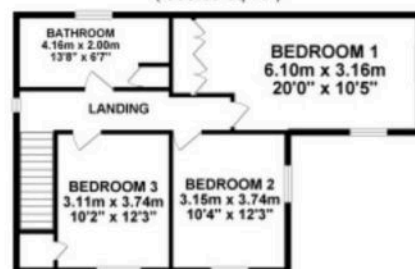
EPC Environmental Impact Rating:



GROUND FLOOR 86.52 sq. m.
(931.26 sq. ft.)



1ST FLOOR 61.79 sq. m.
(665.09 sq. ft.)



TOTAL FLOOR AREA : 148.31 sq. m. (1596.35 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 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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