



4 Walton Bank, Eccleshall

£285,000 Freehold



A charming two bedroom home in Eccleshall ready and waiting for its proud new owners! • On the first floor find two great sized double bedrooms and a stylish family bathroom. • A kitchen/diner, living room, utility and W.C makes up the ground floor. • Outside, enjoy a rear courtyard along with a private, separate garden to call your own. A summerhouse/cabin sits anticipating year round fun! • Located between Eccleshall and Stafford, enjoy excellent amenities, schools and travel links a short drive away, while being 10 minutes from junction 14 of the M6.



Mirror, mirror on the wall... is this the fairest home of all? A true timeless beauty, this enchanting two-bedroom house will have you head over heels from the moment you arrive. Dripping in character, charm and just the right amount of glamour, it's the kind of home you'll be proudly flaunting. Pull into one of your two designated parking spots and step through elegant French doors into the heart of the home, a gorgeously styled kitchen/diner that's straight out of a design magazine. Dressed to impress in soft sage cabinetry, wood-effect countertops and a range of integrated appliances, this kitchen is ready to whip up everything from midnight snacks to dinner party masterpieces. There's even a coordinating utility room and W.C., because even practical spaces deserve a glow-up. Glide on through to the living room, where a show-stopping spiral staircase and a floor-to-ceiling window take centre stage. Throw open the door to your rear courtyard and let that indoor/outdoor flow work its magic. Ascend the spiral staircase to the beauty sleep zone, two dreamy double bedrooms and a family bathroom. The first bedroom boasts built-in wardrobes, while the second serves up light and drama with a stunning feature window that continues up from the living room. But wait, there's more! As well as the courtyard, you'll find a private, gated garden oasis, complete with lawn, blooming beds, mature trees and a swoon-worthy summerhouse featuring its very own log burner, ideal for toasty evenings and garden soirées. Perfectly poised between Eccleshall and Stafford, with top-tier schools, amenities and transport links close by, this beauty is more than just a pretty face, it's the full package, all while being 10 minutes from junction 14 of the M6. Ready to fall in love? Call us now to make this dazzling home yours.



Beautiful 2-bed home with character and charm. Stylish kitchen/diner, spiral staircase, courtyard, garden & summerhouse. Parking and convenient location near amenities in Eccleshall & Stafford. Viewing recommended! Council Tax band: D

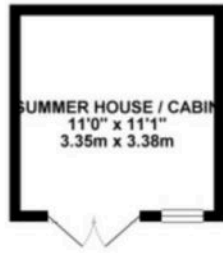
Tenure: Freehold

EPC Energy Efficiency Rating: E

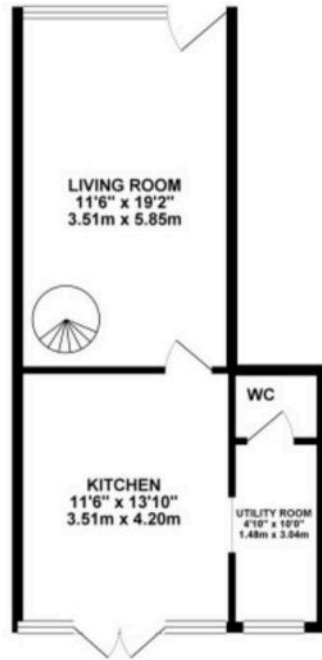
EPC Environmental Impact Rating: D



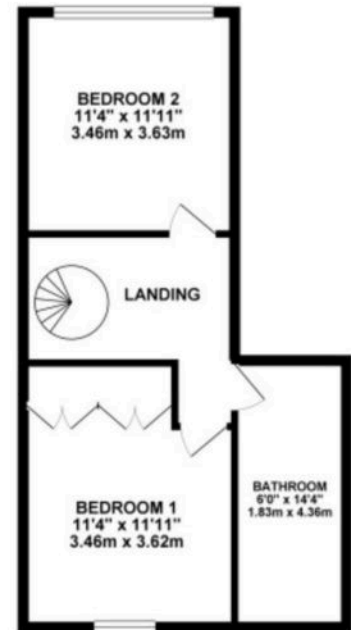
GARDEN 121.64 sq. ft.
(11.30 sq. m.)



GROUND FLOOR 446.47 sq. ft.
(41.48 sq. m.)



1ST FLOOR 460.21 sq. ft.
(42.75 sq. m.)



TOTAL FLOOR AREA : 1028.31 sq. ft. (95.53 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.
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