



Eckington

01684 293246



Donnington, Manor Road, Eckington, WR10 3BH

This is a beautifully presented and extended link detached home which offers light and spacious accommodation.

Briefly the accommodation comprises of a welcoming porch – always useful for those muddy boots after one of the lovely walks the area has to offer.

The lounge has the advantage of a log burner set within an attractive fireplace with double doors leading into the dining/sitting room at the rear of the house.

Further double doors lead from the lounge to the open plan kitchen on the right, which is fitted with a range of modern wall and base units benefiting from an integrated electric double oven; induction hob; dishwasher; fridge; freezer and benefits from a useful understairs cupboard.

The kitchen flows through to the dining and sitting room creating a very sociable layout with bifold doors leading out to the garden.

Completing the accommodation on the ground floor there is a shower room and a good sized utility room with door leading into the garage also benefitting from fitted units, sink and plumbing and space for a washing machine and tumble drier.



On the first floor there are 3 bedrooms and the main bathroom.

Both double bedrooms have built in wardrobes and the bathroom is fitted with a modern white suite comprising of a panel bath with shower over, modern sink unit and wc.

Outside the rear garden is laid to lawn with wide patio, garden shed and decked seating area.

At the front there is driveway parking and access into the single garage which has the advantage of water, power and light.

Located in the village of Eckington, popular village not least for its excellent range of facilities, primary school, shop, hair salon, eateries and good public transport links. In addition its proximity to the motorway and rail network make it a great commuter base.

Approximate distances (miles):

Bredon	3	Cheltenham	18
Tewkesbury	7	Birmingham	36
Evesham	12	Bristol	54
Worcester	12	London	126



GROUND FLOOR

1ST FLOOR

Ground Floor

Entrance Hall	
Lounge	15'4"x11'2"Max
Kitchen	18'7"x10'6"
Dining/Sitting room	21'8"x8'6"
Utility	8'11"x6'5"
Shower room	7'8"x3'11"

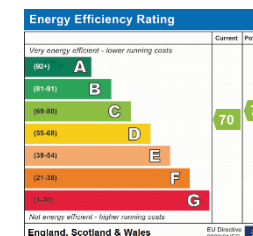
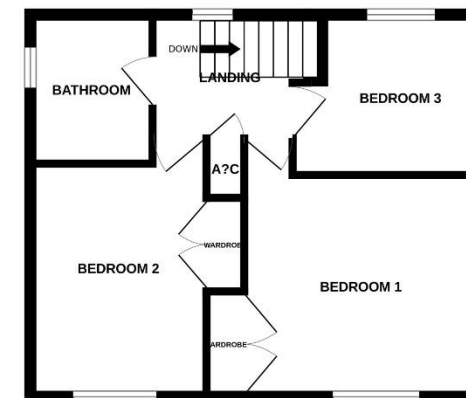
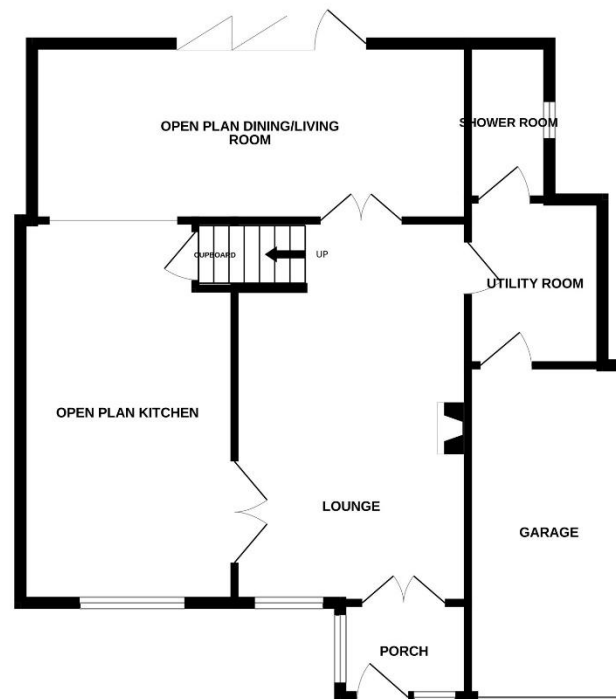
First Floor

Bedroom 1	11'4"x10'4"
Bedroom 2	11'4"x8'6"
Bedroom 3	7'11"x7'6"
Bathroom	6'11"x5'6"

Outside

Garage	16'9"x7'11"
--------	-------------

Wychavon District Council Tax Band D



This floorplan is provided for guidance only as an approximate layout of the property and should not be relied upon as a statement of fact.



Guide Price £450,000

Viewing strictly by arrangement with Engall Castle Ltd

155 High Street Tewkesbury Gloucestershire GL20 5JP

Office hours: Mon – Fri 9am to 6pm, Sat 9am to 4pm

email: sales@engallcastle.com

01684 293 246

www.engallcastle.com



Agents Note

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services equipment, fittings or central heating systems have not been tested and no warranty is given or implied by Engall Castle Ltd that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures and fittings or other items are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only and should not be relied upon for the purposes of fitting carpets or furniture etc. These property details and all statements within this document are provided without responsibility on behalf of Engall Castle Ltd or its employees or representatives and should not be relied on as statements of fact. Prospective purchasers must satisfy themselves as to the accuracy of all details pertaining to the property.

