



AUSTIN & ROE
INDEPENDENT ESTATE AGENTS

4 BEDROOM DETACHED FOR SALE - OFFERS IN REGION OF £410,000

HORN LANE, STONE, STAFFORDSHIRE, ST15 0FH



KEY FEATURES

• 4 BEDROOM DETACHED HOUSE • GARAGE AND DRIVEWAY TO THE REAR • SPACIOUS LOUNGE • OPEN PLAN DINING/KITCHEN/UTILITY AREAS • MASTER BEDROOM WITH EN-SUITE • MODERN FAMILY BATHROOM • GAS CENTRAL HEATING & DOUBLE GLAZING • CLOSE TO LOCAL AMENITIES

DESCRIPTION

Austin & Roe are delighted to offer For Sale this immaculately presented four Bedroom Detached House with garage and off road parking, close to local amenities and within walking distance of the Market Town of Stone and the railway station. There is also easy access to the Motorway Network via the A34 to the M6.

The property comprises an Entrance Hall, Lounge, open-plan Dining/Kitchen/Utility Areas and a Guest Cloakroom on the Ground Floor; on the First Floor is the Master Bedroom with En-Suite Shower Room, Three further Bedrooms and the Family Bathroom. The property benefits from gas central heating and double glazing.

At the front of the property is a small grassed garden with a shrubbery hedge to the front and a pathway which extends across the front elevation and a wooden gate giving access to the rear. To the side is a grassed area with shrubs. The rear garden is laid to lawn and is fully enclosed with a brick or well maintained wooden fencing, there is a paved path around the property which opens up into a small patio area, a second paved patio for alfresco dining and outdoor entertaining and some raised flower beds. A wooden gate gives access to the garage.

Council Tax Band D.

You can view the virtual tour for this lovely property on our website, rightmove or by typing the following link into your subject bar:-

<https://my.360picture.uk/tour/1-horn-lane>

GROUND FLOOR

Entrance Hall - 11' 11" x 6' 9" (3.65m x 2.06m) The property is entered through a black composite glazed door with storm canopy above into an attractive Entrance Hall with white decor and central pendant light fitting, a wall mounted central heating radiator and off white porcelain floor tiles. There are doors opening into the lounge, dining area, guest cloakroom, under-stair storage and stairs rising to the floor above.

Lounge - 19' 9" x 11' 5" (6.03m x 3.49m) The spacious Lounge has pale grey and blue decor, a white ceiling with twin light fittings, a double glazed window fitted with 'Venetian' blinds to the front aspect with a wall mounted central heating radiator below, double glazed 'French' doors with windows to each side opening onto the rear paved patio area, a second wall mounted central heating radiator, a TV connection point and neutral fitted carpet.

Guest Cloakroom - 5' 3" x 32' 6" (1.62m x 9.91m) The Guest Cloakroom is conveniently situated in the entrance hallway, has white decor with a central light fitting and extractor, a wall mounted central heating radiator and off-white porcelain floor tiles. The white sanitary ware comprises a pedestal wash hand basin with chrome single lever mixer tap and a grey tiled splash-back and a low-level close coupled WC with a push button flush.

Dining Area - 10' 2" x 9' 2" (3.1m x 2.8m) The Dining Area is open plan to the kitchen and utility, the decor is pale grey with a white ceiling having recessed spotlights, dual aspect windows fitted with dark grey 'Roman' blinds, a wall mounted central heating radiator and off-white porcelain floor tiles flowing through into the kitchen.

Kitchen Area - 11' 10" x 9' 7" (3.62m x 2.93m) The modern fitted Kitchen Area, has neutral decor, a white ceiling with recessed spotlights and extractor, a double glazed window to the side aspect and off-white porcelain floor tiles. There is a selection of pale sage green full height, wall and base units with wooden countertop and upstands inset with a stainless steel one-and-a-half-bowl sink, drainer and



chrome single lever mixer tap, a stainless steel five-burner gas hob with a matching extractor cooker hood, a built-in double oven/grill, integral dishwasher and fridge/freezer. There is an opening into the utility room.

Utility - 6' 9" x 4' 7" (2.06m x 1.42m) The Utility Room has grey walls, a white ceiling with recessed spot light, a wall mounted central heating radiator and off-white porcelain floor tiles. There are two pale sage green wall and base units with wooden counter top with up-stands and integrated washing machine.

FIRST FLOOR

Stairs & Landing - 13' 6" x 5' 1" (4.12m x 1.55m) The Stairs rise with two quarter turn to the Landing above, having a white balustrade, white decor with a vibrant blue contrast wall, white ceiling with a central pendant light fitting, a wall mounted central heating radiator a neutral fitted carpet. There are doors opening into the four bedrooms, storage cupboard and bathroom.

Master Bedroom - 11' 6" x 4' 8" (3.51m x 1.44m) The Master Bedroom has neutral decor with a white ceiling and a central pendant light fitting, a double glazed window to the rear aspect with a wall mounted central heating radiator below a neutral fitted carpet and a door opening into the en-suite.

En-Suite to Master Bedroom - 11' 6" x 11' 1" (3.51m x 3.4m) The En-Suite has neutral decor with half height ceramic tiling behind the sanitary ware and full height tiling with a darker stripe in the shower cubicle, a white ceiling with flush light fitting and extractor fan, a wall mounted central heating radiator and wooden laminate flooring. The white sanitary ware comprises a double shower cubicle with mains shower and bi-folding glass shower screen doors, a white pedestal wash hand basin with chrome single lever mixer tap and a low-level close coupled WC with a push button flush.

Bedroom 2 - 11' 11" x 9' 9" (3.64m x 2.99m) The Second Bedroom has neutral and grey decor with a white ceiling and a central pendant light fitting, a double glazed window to the rear aspect with a wall mounted central heating radiator below and a neutral fitted carpet.

Bedroom 3 - 10' 2" x 9' 10" (3.11m x 3.01m) The Third Bedroom has neutral and grey decor with a white ceiling and a central pendant light fitting, dual aspect double glazed windows, a wall mounted central heating radiator below and a neutral fitted carpet.

Bedroom 4 - 10' 3" x 8' 6" (3.13m x 2.61m) The Fourth Bedroom has neutral decor with a grey contrast wall covering to one wall, a white ceiling and a central pendant light fitting, a double glazed window to the front aspect with a wall mounted central heating radiator below and a neutral fitted carpet.

Bathroom - 6' 7" x 6' 4" (2.02m x 1.94m) The Family Bathroom has neutral decor with half height ceramic tiling with contrast border tile behind the sanitary ware and bath, a white ceiling with flush light fitting and extractor fan, a double glazed window with obscured glass to the front aspect, a wall mounted central heating radiator and wooden laminate flooring. The white bathroom suite comprises a panel bath with chrome lever taps, a white pedestal wash hand basin with chrome single lever mixer tap and a low-level close coupled WC with a push button flush.

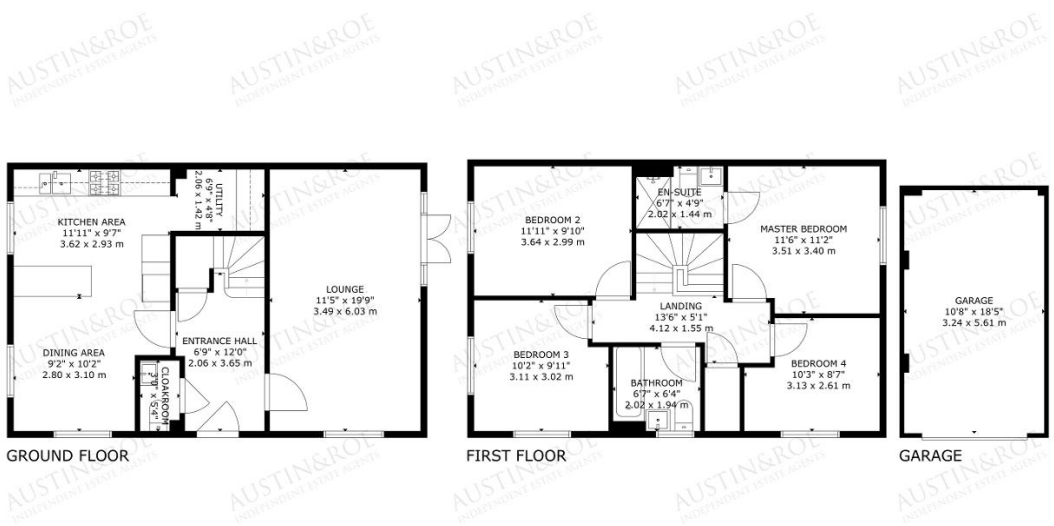
EXTERIOR

Garage - 18' 4" x 10' 7" (5.61m x 3.24m) The Garage is accessed from a driveway at the side and rear of the property where there is a driveway and off road parking.

The Garage has an up-and-over garage door and benefits from power and lighting. There is a wooden gate adjacent to the garage allowing entry to the rear of the property.

Outside Areas - At the front of the property is a small garden laid to lawn with a shrubbery hedge and a paved pathway from the road to the entrance crossing the front of the House. To one side is a grassed area with shrubs and on the other side is a wooden gate giving access to the enclosed rear garden. The rear garden is laid to lawn with a paved pathway opening up into a small patio area, there is a second paved area for alfresco dining and outdoor entertaining, raised beds, outdoor lighting, and two wooden gates. The garden is surround by a brick wall or well maintained wooden fencing.





GROSS INTERNAL AREA
TOTAL: 114 m²/1226 sq ft
GROUND FLOOR: 57 m²/610 sq ft, FIRST FLOOR: 37 m²/616 sq ft
EXCLUDED AREA: GARAGE: 18 m²/196 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



ADDITIONAL PHOTOS



ENERGY EFFICIENCY

