



AUSTIN & ROE
INDEPENDENT ESTATE AGENTS

4 BEDROOM DETACHED FOR SALE - OFFERS IN REGION OF £475,000

SWEEPERS AVENUE, STONE, STAFFORDSHIRE, ST15 0FL



KEY FEATURES

• FOUR BEDROOM DETACHED PROPERTY • DOUBLE GARAGE, DRIVEWAY & CAR CHARGER • SPACIOUS LOUNGE • OPEN PLAN KITCHEN/DINING AREA & UTILITY • STUDY • MASTER & SECOND BEDROOM WITH EN-SUITES • MODERN STYLISH BATHROOM • GAS CENTRAL HEATING & DOUBLE GLAZING

STONE

Granville Square, 75A High Street, Stone, Staffordshire, ST15 8AE

T: 01785 338 570
E: sales@austinandroe.co.uk | lettings@austinandroe.co.uk
W: www.austinandroe.co.uk

DESCRIPTION

Austin & Roe have great pleasure in offering For Sale this immaculately presented Four Bedroom Detached Property with Double Garage, Driveway offering parallel parking for two cars and electric car charging point. The property is close to local amenities and within walking distance of the town centre and railway station.

The property comprises an Entrance Hall, Lounge, Study, Open-Plan Dining/Kitchen, Utility and Guest Cloakroom on the Ground Floor; on the First Floor is the Landing, Master Bedroom with En-Suite, Second Bedroom with En-Suite, Two further Bedrooms and Family Bathroom. The property benefits from gas central heating and double glazing.

At the front of the property is a garden laid to lawn with a dwarf hedge to the front border, a pave path from the entrance extending down the side of the property to side gate, a Tarmacada Driveway to the double garage allowing for two cars to parallel park. To the rear is a fully enclosed garden with large paved patio area allowing ample space for alfresco dining, outdoor entertaining and seating area and steps up to a raised lawn. The entire garden is surrounded by a wooden fence.

Council Tax Band E

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/30-sweepers-avenue>

LOCATION

Take Stafford Road out of Stone to the Walton traffic Island second exit onto the Eccleshall Road proceed over the next traffic island and turn left onto Horn Lane and right onto Sweepers Avenue, you will find the property on your left.

GROUND FLOOR

Entrance Hall - 15' 9" x 11' 3" (4.81m x 3.45m) The property is entered via a black glazed composite door with double glazed panels to each side, into an impressive Entrance Hall having white decor with a vivid blue contrast, a white ceiling with recessed spotlights, a wall mounted central heating radiator and neutral porcelain floor tiles. There are doors opening into lounge, kitchen, utility, storage cupboard, study, guest cloakroom and stairs rising to the floor above.

Lounge - 24' 10" x 11' 3" (7.57m x 3.45m) The spacious Lounge has very pale grey walls with a contrast paper to one wall, a white ceiling with twin light fittings, a double glazed bay window fitted with white bespoke shutters to the front aspect with a wall mounted central heating radiator below, double glazed "French" doors and side panels fitted with white bespoke shutters to the rear aspect, a second wall mounted central heating radiator, double doors giving access to the dining room, a TV connection point and wooden laminate flooring.

Study - 8' 11" x 8' 0" (2.72m x 2.45m) The Study has neutral decor with a contemporary wall covering to one wall, a white ceiling with central three lamp light fitting, a double glazed window to the front aspect fitted with "Venetian" blinds having a wall mounted central heating radiator below and parquet flooring.

Dining Area - 11' 6" x 9' 10" (3.51m x 3.02m) The Dining Area is open-plan to the Kitchen and has pale grey decor with a darker grey



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contrast, wall lights, a white ceiling with central light fitting, double glazed "French" doors onto the rear paved patio area, a wall mounted central heating radiator and neutral porcelain floor tiles.

Kitchen - 11' 8" x 11' 6" (3.58m x 3.51m) The modern fitted kitchen has pale grey decor, a white ceiling with recessed spotlights, a double glazed window to the rear aspect and neutral porcelain floor tiles. There is a selection of neutral colour full height, wall and base units having under counter lighting and plinth lighting, a black granite counter top and upstands with grooved drainer and inset with a stainless steel one-and-a-half bow sink and chrome dual lever swan-neck mixer tap, a stainless steel five-burner gas hob with a matching extractor cooker hood above, a built-in stainless steel double oven. and integrated dishwasher and fridge-freezer.

Utility - 6' 4" x 6' 0" (1.95m x 1.85m) The Utility Room has white decor, a white ceiling with recessed spotlights, a double glazed composite door to the side aspect, a wall mounted central heating radiator and neutral porcelain floor tiles. There is a black granite counter top and upstands with grooved drainer inset with a stainless steel sink and chrome swan-neck dual lever mixer tap with cupboard below and space and plumbing for a washing machine and tumble dryer

Guest Cloakroom - 7' 0" x 3' 1" (2.15m x 0.96m) The Guest Cloakroom has a grey contemporary wall covering, a white ceiling with recessed spotlights and extractor, a wall mounted central heating radiator and neutral porcelain floor tiles. The white sanitary ware comprises a pedestal wash hand basin with chrome single lever mixer tap and grey brick style splash back and a low-level close coupled WC with a push button flush.

FIRST FLOOR

Stairs & Landing - 18' 3" x 6' 10" (5.57m x 2.11m) The stairs rise with a quarter turn to the semi galleried Landing above having white decor, white balustrade, a white ceiling with central light fitting and loft hatch giving access to the roof space above, a double glazed window fitted with "Venetian" blinds to the front aspect. There are doors opening into the four bedrooms and the family bathroom.

Master Bedroom - 12' 8" x 11' 9" (3.88m x 3.59m) The Master Bedroom has white decor, a white ceiling with a central light fitting, a double glazed window fitted with "Venetian" blinds to the rear aspect having a wall mounted central heating radiator below, built-in mirrored wardrobe, a TV connection point and neutral fitted carpet.

En-Suite - 11' 9" x 7' 3" (3.59m x 2.23m) The En-Suite to the Master Bedroom has white decor, white half height ceramic tiling with full height in the shower area, a white ceiling with recessed spotlights and extractor, a double glazed window to the rear aspect and neutral porcelain floor tiles. The white sanitary ware comprises a large shower tray, a mains fed shower, both a 'raindrop' and standard shower heads and glass shower screen, a pedestal wash hand basin with chrome single lever mixer taps, a low-level close coupled WC with push button flush and a wall mounted chrome heated towel rail/radiator.

Bedroom 2 - 11' 9" x 10' 6" (3.59m x 3.22m) The Second Bedroom has white decor, a white ceiling with a central light fitting, a double glazed window fitted with "Venetian" blinds to the rear aspect having a wall mounted central heating radiator below, built-in wardrobe, a TV connection point and neutral fitted carpet.

En-Suite - 8' 8" x 5' 5" (2.65m x 1.67m) The En-Suite to the Second Bedroom has white decor, grey textured half height ceramic tiling with full height in the shower area, a white ceiling with recessed spotlights and extractor, a double glazed window to the rear aspect and wood effect floor tiles. The white sanitary ware comprises a shower tray, a mains fed shower, both a 'raindrop' and standard shower heads and glass shower screen door, a pedestal wash hand basin with chrome single lever mixer taps, a low-level close coupled WC with push button flush and a wall mounted chrome heated towel rail/radiator.

Bedroom 3 - 12' 9" x 9' 4" (3.89m x 2.87m) The Third Bedroom has white decor, a white ceiling with a central light fitting, a double glazed window fitted with "Venetian" blinds to the front aspect having a wall mounted central heating radiator below, a TV connection point and neutral fitted carpet.

Bedroom 4 - 12' 8" x 7' 2" (3.87m x 2.2m) The Fourth Bedroom has white decor, a white ceiling with a central light fitting, a double glazed window fitted with "Venetian" blinds to the front aspect having a wall mounted central heating radiator below, built-in mirrored wardrobe and neutral fitted carpet.

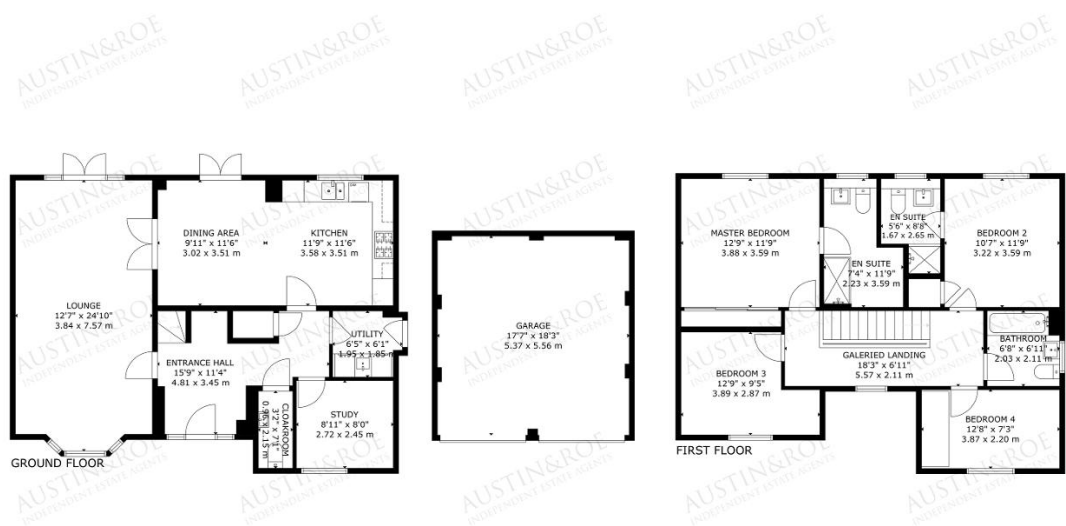
Family Bathroom - 6' 10" x 6' 7" (2.11m x 2.03m) The Family Bathroom has white decor, pale grey half height ceramic tiling, a white ceiling with recessed spotlights and extractor, a double glazed window to the side aspect and wood effect floor tiles. The white bathroom suite comprises a panel bath with chrome dual lever mixer taps, a pedestal wash hand basin with chrome single lever mixer taps, a low-level close coupled WC with push button flush and a wall mounted chrome heated towel rail/radiator.

EXTERIOR

Double Garage - 18' 2" x 17' 7" (5.56m x 5.37m) The double garage boasts two matching black glazed doors into one large garage benefitting from power and lighting.

Outside Areas - At the front of the property is a garden laid to lawn with a shrubbery hedge to the front border, a paved path extends from the front entrance down the side of the house to a wooden gate, adjacent is a "Tarmacadam" driveway to the garage offering parallel car parking for two cars and an electric car charging point. At the rear of the property is a large paved patio area with room for alfresco dining, outdoor entertaining or simply sitting and enjoying the sun. There are steps up to a raised lawn area and the entire garden is surrounded by wooden fencing.





GROSS INTERNAL AREA
TOTAL: 156 m²/1,674 sq ft
GROUND FLOOR: 80 m²/859 sq ft FIRST FLOOR: 76 m²/815 sq ft
EXCLUDED AREA: GARAGE: 30 m²/322 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



ADDITIONAL PHOTOS



ENERGY EFFICIENCY

