



AUSTIN & ROE
INDEPENDENT ESTATE AGENTS

4 BEDROOM DETACHED FOR SALE - £495,000

FULFORD ROAD, FULFORD, STONE, STAFFORDSHIRE, ST11 9QT



KEY FEATURES

• 4 BEDROOM DETACHED HOUSE WITH GARAGE • OPEN PLAN LOUNGE AND DINING AREAS • STUDY AND GUEST CLOAKROOM • BREAKFAST KITCHEN • MASTER & GUEST BEDROOMS WITH EN-SUITES • GAS CENTRAL HEATING & DOUBLE GLAZING • IMPRESSIVE DRIVE & LANDSCAPED GARDEN • VILLAGE LOCATION

DESCRIPTION

Austin & Roe have great pleasure in offering For Sale 4 Bedroom Detached Property with Garage and impressive landscaped gardens in the lovely village of Fulford, close to local amenities and only a few miles drive from the Market Town of Stone and easy access to Motorway Network via M6.

The property comprises an Entrance Hall, Lounge, Dining Room, Study, Kitchen, Utility and Guest Cloakroom on the Ground Floor, on the First Floor is the semi-galleried Landing, Master Bedroom with En-Suite Bathroom, Guest Bedroom with En-Suite Shower Room, Two further Bedrooms and Family Bathroom. The property benefits from a double garage, gas central heating and double glazing.

This lovely property has landscaped gardens to all side, at the front is a wide driveway with ample parking for several cars and which extends across the front to the entrance of the property, a wide shrubby border to oneside which extends down the side and to the other side a traditional garden laid to lawn surrounded by mature borders which extends down the side of the property to the rear. There is a beech hedge to the front with a grass verge.

At the rear of the property the garden is laid to lawn with mature shrubby beds, trees, wide borders and paths. There is a large paved patio area for alfresco dining, outdoor entertaining or simply sitting and enjoying the beautiful open space.

The Council Tax Band is F
Mains Electric & Gas
Mains Drains & Sewerage
Broadband FTTC
Mobile Coverage
Low Risk of Flooding

LOCATION

The property is in the charming village of Fulford, in a semi rural location, and although the postal address is Fulford Road, the property is on Saverley Green Road just passed Post Office Terrace.

GROUND FLOOR

Entrance Hall - 21' 6" x 8' 2" (6.57m x 2.49m) The property is entered from a three pillared portico with porcelain floor tiles through a black composite glazed door with a glazed side panel into a welcoming Entrance Hall. The decor is white with wooden plate shelving on three sides, a white ceiling with coved cornice and central light fitting, a wall mounted central heating radiator and neutral fitted carpet. There are doors opening into the lounge, study, dining room, kitchen, cloakroom and stairs rising to the floor above.

Lounge - 21' 10" x 13' 10" (6.67m x 4.23m) The impressive Lounge has white decor with wall lights each side of the chimney breast, a white ceiling with twin light fittings and coved cornice, a double glazed bay window, two wall mounted central heating radiators, an ornamental fireplace with copper canopy and raised granite hearth, a TV connection point, an archway into the dining room and a fitted carpet.

Dining Room - 13' 5" x 10' 2" (4.09m x 3.1m) The formal Dining Room has white decor, a white ceiling with a central light fitting and coved cornice, a double glazed window to the rear aspect and double glazed patio doors opening onto the paved patio area, a wall mounted central heating radiator and fitted carpet.

Study - 10' 9" x 9' 8" (3.28m x 2.97m) The Study which is currently



used as a sitting room has neutral decor, a white ceiling with central light fitting and coved cornice, a double glazed bow window to the front aspect with wall mounted central heating radiator below, a TV connection point and a neutral fitted carpet.

Kitchen - 13' 5" x 10' 7" (4.09m x 3.23m) The Kitchen has full height tiling, a white ceiling with twin chrome four-lamp spotlight units, a double glazed window to the rear aspect, a wall mounted central heating radiator and neutral porcelain floor tiles. There is a selection of full height, wall and base units, with cream countertops, inset with a stainless steel sink, drainer and chrome taps, a four burner gas hob with an extractor cooker hood above, a built-in double oven/grill. There is ample room for a kitchen table and chairs, and a door opening into the utility room.

Utility Room - 9' 8" x 6' 6" (2.97m x 2m) The Utility Room is conveniently placed next to the kitchen and has white decor, a white ceiling with flush light fitting, a double glazed window and glazed uPVC door to the rear aspect and porcelain floor tiles. There is a sink unit with granite effect countertop inset with a stainless steel sink, drainer and chrome dual lever swan-neck mixer tap, space and plumbing for a washing machine, fridge, fridge freezer and the wall mounted central heating boiler is housed here.

Guest Cloakroom - 9' 8" x 3' 6" (2.97m x 1.08m) The Guest Cloakroom has neutral decor, a white painted wood panelled ceiling, a double glazed window with obscured glass to the side aspect and green fitted carpet. The white sanitary ware comprises a vanity unit inset with a wash hand basin and chrome dual lever mixer taps and a low-level close coupled WC with push button flush.

FIRST FLOOR

Stairs & Landing - 21' 8" x 8' 5" (6.62m x 2.58m) The suspended Stairs rise to the semi-galleried landing above, with neutral decor, a white ceiling with coved cornice and central light fitting, a double glazed window to the front aspect and neutral fitted carpet. There are doors opening onto the four bedrooms, linen cupboard and family bathroom.

Master Bedroom - 13' 7" x 13' 5" (4.16m x 4.1m) The Master Bedroom has white decor, a white ceiling with central pendant light fitting and coved cornice, a double glazed bay window to the front aspect with a wall mounted central heating radiator below, fitted mirrored wardrobes and built-in wardrobes, a TV connection point and pink fitted carpet. There is a door opening into the en-suite bathroom.

En-Suite Bathroom - 13' 5" x 7' 6" (4.1m x 2.31m) The En-Suite Bathroom has two tone full height tiling in neutral and deep pink, a white ceiling with coved cornice and chrome four lamp spot light unit, a double glazed window with obscured glass to the rear aspect, a wall mounted central heating radiator and pink fitted carpet. The white bathroom suite comprises a panel spa bath with chrome taps, a corner shower cubicle with shower off the boiler and glass shower screens, a vanity unit inset with a wash hand basin with chrome taps and an low-level WC with lever flush.

Bedroom 2 - 13' 8" x 10' 9" (4.18m x 3.3m) The Second Bedroom has white decor, a white ceiling with central pendant light fitting and coved cornice, a double glazed window to the rear aspect with a wall mounted central heating radiator below, built-in wardrobes, fitted shelving and pink fitted carpet.

Bedroom 3 - 13' 8" x 9' 4" (4.18m x 2.87m) The Third Bedroom has white decor, a white ceiling with central pendant light fitting and coved cornice, a double glazed window to the rear aspect with a wall mounted central heating radiator below and pink fitted carpet.

Guest Bedroom (4) - 10' 6" x 9' 8" (3.22m x 2.95m) The Guest Bedroom has a pale lilac decor, a white ceiling with central pendant light fitting and coved cornice, a double glazed bow window to the front aspect with a wall mounted central heating radiator below and pink fitted carpet.

En-Suite Shower Room - 7' 3" x 3' 7" (2.23m x 1.1m) The En-Suite Shower Room benefits from full height ceramic tiling, a white ceiling with circular spot light fitting, a double glazed window to the side aspect and green fitted carpet. The off-white sanitary ward comprises a shower cubicle fitted with an electric shower and glass shower screen doors, a pedestal wash hand basin with chrome taps and a low-level WC with lever flush.

Family Bathroom - 9' 8" x 6' 6" (2.95m x 2m) The Family Bathroom benefits from full height tiling with two tone tiles of cream and dark green, a white ceiling with round spotlight unit, a double glazed window to the rear aspect, a wall mounted central heating radiator, a built-in storage cupboard and green carpet. The white bathroom comprises bath, matching pedestal wash hand basin and low-level WC with lever flush.

EXTERIOR

Double Garage - 17' 1" x 15' 2" (5.23m x 4.64m) The Double garage benefits from up-and-over door, power and lighting.

Outside Areas - Beautiful landscaped gardens surround this lovely property allowing off road parking for numerous vehicles, at the front is a "Tarmacadam" driveway, up to a paved "Portico" entrance, with a wide border of mixed shrubs down one side, to the other is a traditional garden laid to lawn with deep borders of trees and shrubs and a hedge to the other. The garden wraps around the side of the house to the rear with a paved path leading to a paved patio area for alfresco dining and outdoor entertaining. There is a lawn to the rear with wide mature beds and of flowers, shrubs and trees giving a lovely picturesque backdrop to the garden.





GROSS INTERNAL AREA
 TOTAL: 188 m²/2021 sq ft
 GROUND FLOOR: 95 m²/1,019 sq ft, FIRST FLOOR: 93 m²/1,002 sq ft
 EXCLUDED AREAS: GARAGE: 24 m²/261 sq ft, PORCH: 7 m²/73 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



ADDITIONAL PHOTOS



ENERGY EFFICIENCY

