



AUSTIN & ROE  
INDEPENDENT ESTATE AGENTS

## 3 BEDROOM DETACHED FOR SALE - OFFERS IN EXCESS OF £225,000

CEDARS DRIVE, STONE, STAFFS, ST15 0BB



### KEY FEATURES

- 3 BEDROOM DETACHED PROPERTY • GARAGE & DRIVEWAY • SPACIOUS LOUNGE • SEPARATE DINING ROOM
- FITTED KITCHEN • FAMILY BATHROOM WITH SEPARATE WC • GAS CENTRAL HEATING & DOUBLE GLAZING • GARDEN TO FRONT & REAR



## DESCRIPTION

Austin & Roe have great pleasure in offering For Sale this Three Bedroom Detached property with attached garage and driveway for off road parking within walking distance of the Market Town of Stone with its bespoke shops and, many pubs and restaurants.

The property comprises an Entrance Hall, Lounge, Dining Room and Kitchen on the Ground Floor; on the First Floor is the Landing, Three Bedrooms and Family Bathroom. The property benefits from gas central heating, double glazing and a garage/utility area.

At the front of the property is a garden laid to lawn with a shrubbery boundary and a 'Tarmacadam' driveway to the garage and extending across to the front Entrance. To the rear of the property is a paved patio area with lawn on two levels with central paved pathway and steps to the higher level and shrubs. There is a well maintained wooden fence to the boundary.

Council Tax Band C

<https://my.360picture.uk/tour/20-cedars-drive>

## LOCATION

Take the Stafford A520 out of Stone and the first exit on the Traffic Island A34 South, turn left on to Valley Road, turn right onto Redwood and straight on to Cedars Drive.

## GROUND FLOOR

**Entrance Hall - 14' 8" x 5' 10" (4.49m x 1.8m)** The property is entered via an open storm porch through a white uPVC door with glazed side panels into a welcoming Entrance Hall. The decor is neutral with a white ceiling and central light fitting, a wall mounted E7 storage heater, and vinyl floor tiles. There are doors opening into the Lounge, Kitchen and stairs rising to the Landing above.

**Lounge - 14' 8" x 11' 8" (4.49m x 3.57m)** The spacious Lounge has neutral decor, a white ceiling with twin pendant light fittings and coved cornices, a double glazed window to the front aspect, a wooden fireplace with coal effect electric fire and vinyl floor tiles.

**Dining Room - 9' 10" x 8' 10" (3.01m x 2.71m)** The Dining Room has floral patterned wall covering, a white ceiling with central light fitting and coved cornices, sliding wooden doors into the Kitchen, a double glazed patio door into the rear garden and vinyl floor tiles.

**Kitchen - 9' 10" x 8' 9" (3.01m x 2.67m)** The Kitchen has a washable patterned wall covering with ceramic tiled splash backs, a white ceiling with fluorescent strip light, a double glazed window to the rear aspect and vinyl floor tiles. There is a selection of white wall and base units with wood effect counter top inset with a stainless steel sink with drainers to both sides and chrome taps, a stand alone gas cooker with eye level grill and space for a fridge/freezer. There is a cupboard containing the boiler for the warm air heating.

## FIRST FLOOR

**Stairs & Landing - 11' 0" x 6' 3" (3.37m x 1.93m)** The ranch style stairs rise from the Entrance Hall to the Landing above with neutral decor, a white ceiling with central light fitting and loft hatch giving access to the roof space and green fitted carpet. There are doors opening into the three bedrooms storage cupboard Bathroom and WC.

**Bedroom 1 - 13' 0" x 10' 0" (3.98m x 3.07m)** The First Bedroom has



neutral decor a white ceiling with central light fitting, a double glazed window to the front aspect, built-in wardrobes with wooden sliding doors and pink fitted carpet.

**Bedroom 2 - 10' 10" x 9' 7" (3.31m x 2.93m)** The Second Bedroom has neutral decor a white ceiling with central light fitting, a double glazed window to the rear aspect, built-in wardrobes and neutral fitted carpet.

**Bedroom 3 - 8' 7" x 7' 8" (2.64m x 2.35m)** The Third Bedroom has neutral decor a white ceiling with central light fitting, a double glazed window to the front aspect and pink fitted carpet.

**Family Bathroom - 5' 4" x 4' 11" (1.65m x 1.51m)** The Family Bathroom has grey and pink decor with blue veined and block colour tiles behind the sanitary fitting and showering/bathing areas, a white ceiling with central light fitting, a double glazed window with obscured glass to the rear aspect and blue vinyl floor covering. The blue bathroom suite comprises a panel bath with matching pedestal wash hand basin.

**Separate WC - 5' 0" x 4' 11" (1.53m x 1.51m)** The Separate WC has grey and neutral walls, a white ceiling with central light fitting, a double glazed window with obscured glass to the side aspect and a vinyl floor covering. There is a low-level close coupled WC with a push button flush.

EXTERIOR

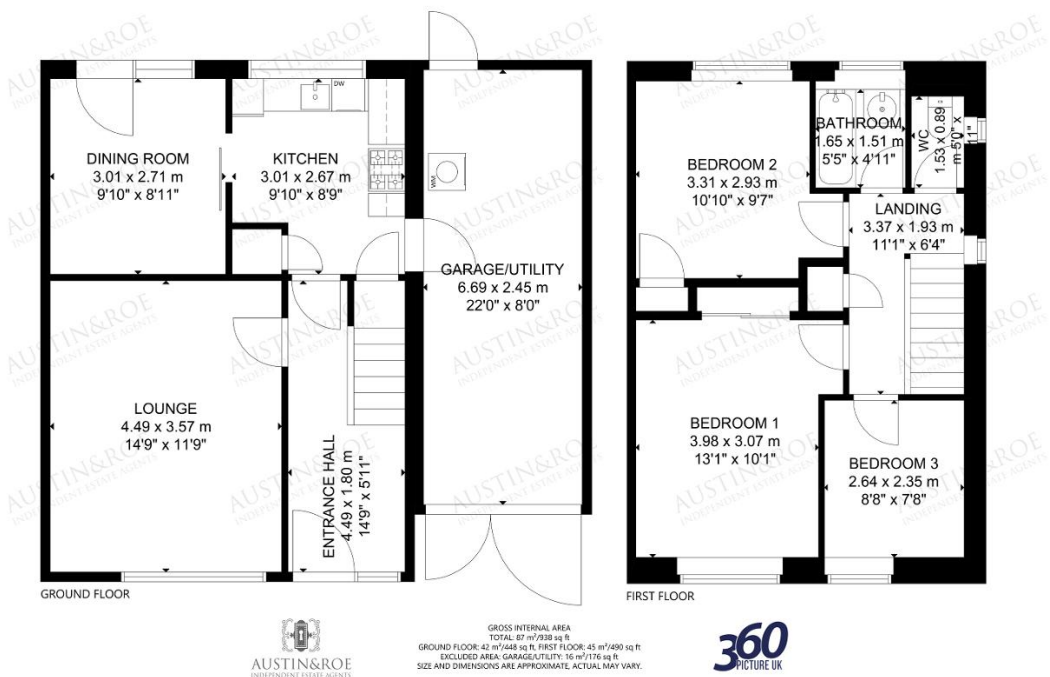
**Garage & Utility - 21' 11" x 8' 0" (6.69m x 2.45m)** A door from the Kitchen opens into the Garage/Utility which benefits from power and light. There is plumbing for a washing machine, the gas and electric meters are situated here and the Garage doors open outwards onto drive.

**Outside Areas -** At the front of the property is a 'Tarmacadam' driveway to the garage which extends across the front of the property to the Entrance. Adjacent is a garden laid to lawn with a bay hedge at the front. To the rear is a fully enclosed garden which is laid to lawn and is on two levels with a path and steps. A paved patio area for alfresco dining and outdoor entertaining and some randomly planted shrubs and trees. There is a wooden fence surrounding the property.









ADDITIONAL PHOTOS



ENERGY EFFICIENCY

