



AUSTIN & ROE  
INDEPENDENT ESTATE AGENTS

5 BEDROOM DETACHED FOR SALE - OFFERS IN EXCESS OF £640,000

HARDING GROVE, STONE, STAFFORDSHIRE, ST15 8GT



## KEY FEATURES

- FIVE BEDROOM DETACHED PROPERTY • DRIVEWAY TO INTEGRAL DOUBLE GARAGE • LOUNGE & SEPARATE DINING ROOM • OPEN PLAN FAMILY ROOM/KITCHEN AREA • GUEST CLOAKROOM • MASTER BEDROOM, DRESSING ROOM/EN-SUITE • SECOND BEDROOM WITH EN-SUITE • GAS CENTRAL HEATING & DOUBLE GLAZING

STONE

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## DESCRIPTION

Austin & Roe are delighted to offer for Sale this beautiful Five Bedroom Detached Property positioned in a small private cul de sac with an integral double garage and fully enclosed private garden on the northside of the Market Town of Stone and within walking distance of the Station.

The property has had one owner from new and comprises an Entrance Hall, Lounge, Dining Room, Family Room/Kitchen, Utility and Guest Cloakroom on the Ground Floor; on the First Floor is the Landing, Hall, Master Bedroom with En-Suite and Dressing Room, Second Bedroom with En-Suite, Three further Bedrooms, one of which is being used as a study, and Family Bathroom. The property benefits from gas central heating and full double glazing.

At the front of the property is an attractive garden laid to lawn with a deep border filled with mature shrubs and plants, a block paved driveway to the entrance portico and double garage. To the rear is a paved patio area for alfresco dining and outdoor entertaining, a raised circular lawn surrounded by gravel, with a summer house and a gazebo surrounded by wooden fencing with trellis, climbing shrubs and plants.

Council Tax Band G

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/5-harding-grove>

## LOCATION

From Stone take the A520 out of Stone, turn left onto Airdale Road and left again into Harding Grove, the property is on the left.

## GROUND FLOOR

**Entrance Hall - 17' 7" x 6' 7" (5.36m x 2.02m)** The property is entered via a portico, through a pale green composite glazed door with side panels into an impressive Entrance Hallway. The decor is white, a white ceiling with twin pendant light fittings, a wall mounted central heating radiator and wooden flooring. There are doors opening into the lounge, dining room, kitchen/family room, cloakroom and stairs rising to the floor above.

**Lounge - 20' 1" x 13' 2" (6.13m x 4.02m)** Through a glazed wooden internal door into the spacious Lounge with neutral decor, a white ceiling with coved cornices twin plaster ceiling roses with light fittings, a double glazed bay window to the front aspect, with a wall mounted central heating radiator below, a second wall mounted central heating radiator, a white fireplace with a black granite backing and hearth inset with a multi-fuel burner, TV connection and neutral fitted carpet. There are "French" doors opening into the dining room.

**Dining Room - 11' 5" x 10' 7" (3.49m x 3.24m)** The formal Dining Room has white decor with a contrast wall covering, a white ceiling with twin light fittings, a wall mounted central heating radiator, uPVC double doors opening onto the rear paved patio area and neutral fitted carpet.

**Family Room/Kitchen - 25' 9" x 11' 5" (7.85m x 3.49m)** The Family Room is open plan to the Kitchen Area, has pale grey decor, a white



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ceiling with recessed spotlights, double glazed windows to the rear aspect, uPVC double doors with side panels to the rear aspect, a wall mounted central heating radiator, a wooden glazed interior door into the entrance hall and a door into the utility room and cream porcelain floor tiles. There is a selection of white wall and base units with granite countertops and upstands, having grooved drainer and inset with a stainless steel one-and-a-half bowl sink and single lever mixer tap, a stainless steel four burner gas hob with stainless steel splash back and extractor cooker hood above, a built-in double oven, integrated dishwasher and space for an "American" style fridge-freezer. There is ample room for a table and chairs.

**Utility - 10' 4" x 5' 7" (3.15m x 1.71m)** The Utility room is conveniently situated next to the kitchen and has white decor, a white ceiling with four lamp rack of spotlights and an extractor fan, an exterior door onto the rear paved patio area, a door opening into the back of the garage, a wall mounted central heating radiator and cream porcelain floor tiles. There is a wooden wall unit and base unit with granite effect counter top inset with a stainless steel sink, drainer and chrome dual lever mixer tap, space for a washing machine and tumble dryer.

**Guest Cloakroom - 5' 7" x 5' 4" (1.71m x 1.64m)** The Guest Cloakroom has neutral decor, a white ceiling with recessed spotlights and extractor fan, a wall mounted central heating radiator and grey porcelain floor tiles. The white sanitary ware comprises a vanity unit inset with black granite effect counter top inset with a wash hand basin with chrome single lever mixer tap and hidden cistern low-level close coupled WC with push button flush.

FIRST FLOOR

**Stairs. Landing and Hall - 16' 10" x 4' 8" (5.15m x 1.44m)** The Stairs rise from the entrance hall to the semi galleried Landing above with white decor, wooden balustrade, white ceiling with twin pendant light fittings, a loft hatch giving access to the roof space above, a double glazed window to the front aspect, two wall mounted central heating radiators and grey fitted carpet. There are doors opening into the master bedroom, four further bedrooms, storage cupboard and family bathroom.

The hall area between the master and second bedroom measures 4.39m x 2.39 (14'-5" x 7'-10")

**Master Bedroom - 16' 4" x 12' 0" (5m x 3.66m)** The Master Bedroom has grey decor with a floral grey and white contrast wall, a white ceiling with a central light fitting, a double glazed window to the front aspect, a wall mounted central heating radiator and neutral fitted carpet. There are doors opening into the dressing room and en-suite shower room.

**Dressing Room - 7' 0" x 6' 5" (2.14m x 1.98m)** The Dressing Room has white decor, a white ceiling with central light fitting, Hammonds fittings, a wall mounted central heating radiator and neutral fitted carpet.

**En-Suite Bathroom with Shower - 9' 4" x 7' 0" (2.87m x 2.14m)** The En-Suite Bathroom/Shower Room has grey decor with half height white and black contrast tile in the bathing area, and full height in the showering area, a white ceiling with recessed spotlights and extractor fan, a double glazed window with obscured glass to the side aspect, a white wall mounted heated towel rail/radiator and cream porcelain floor tiles. The white bathroom suite comprises a panel bath with chrome mixer taps having hair washing facility, a vanity unit with black granite effect countertop inset with a wash hand basin with chrome single lever mixer tap and a hidden cistern low-level close coupled WC with push button flush.

**Bedroom 2 - 11' 10" x 11' 7" (3.62m x 3.54m)** The Second Bedroom has has neutral walls with a feature wall in red and silver, a white ceiling with pendant light fitting, a double glazed window to the front aspect, a wall mounted central heating radiator, Hammonds fitted wardrobes, TV connection and neutral fitted carpet. There is a door opening into the en-suite shower room.

**En-Suite Shower Room - 6' 10" x 4' 9" (2.11m x 1.47m)** The En-Suite Shower Room has pale grey decor with full height white and black contrast tiles in the showering area, a white ceiling with recessed spotlights and extractor fan, a double glazed window with obscured glass to the side aspect, a white wall mounted heated towel rail/radiator and cream porcelain floor tiles. The sanitary ware comprises a vanity unit with black granite effect countertop inset with a wash hand basin with chrome single lever mixer tap and a hidden cistern low-level close coupled WC with push button flush.

**Bedroom 3 - 12' 1" x 10' 5" (3.7m x 3.19m)** The Third Bedroom has pale grey decor, a white ceiling with pendant light fitting a double glazed window to the rear aspect, a wall mounted central heating radiator, Hammonds fitted wardrobes and neutral fitted carpet.

**Bedroom 4 - 14' 2" x 9' 6" (4.33m x 2.91m)** The Fourth Bedroom has pale grey decor, a white ceiling with pendant light fitting a double glazed window to the rear aspect, a wall mounted central heating radiator, a TV connection and neutral fitted carpet.

**Bedroom 5 - 10' 0" x 7' 2" (3.06m x 2.19m)** The Fifth Bedroom currently used as an office, has pale white decor, a white ceiling with pendant light fitting a double glazed window to the rear aspect, a wall mounted central heating radiator and neutral fitted carpet.

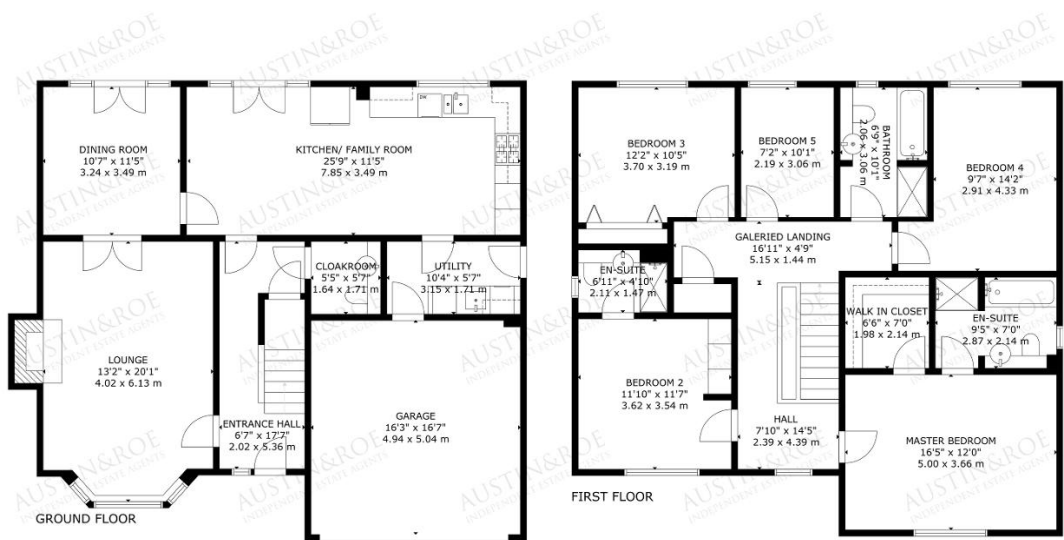
**Family Bathroom - 10' 0" x 6' 9" (3.06m x 2.06m)** The Family Bathroom has white decor with half height white and blue contrast tiles in the bathing area, and full height in the showering area, a white ceiling with recessed spotlights and extractor fan, a double glazed window with obscured glass to the rear aspect, a white wall mounted heated towel rail/radiator and cream porcelain floor tiles. The white bathroom suite comprises a panel bath with chrome mixer taps having hair washing facility, a vanity unit with black granite effect countertop inset with a wash hand basin with chrome single lever mixer tap and a hidden cistern low-level close coupled WC with push button flush.

EXTERIOR

**Double Garage - 16' 6" x 16' 2" (5.04m x 4.94m)** The Double Garage has an electric remote controlled up-and-over door and benefits from power and lighting. There is an interior door from the garage into the utility room.

**Outside Areas** - The property is approached by a wide block paved driveway extending across the front to the entrance with an adjacent garden laid to lawn with mature shrubbery borders to one side and a narrow border to the other side. There is a block paved path down the side of the property and a level garden to the rear with a paved patio area for alfresco dining and outdoor entertaining, a raised circular lawn with gravel paths around, a gazebo, summer house, trellis and well stocked borders. The entire garden is surrounded by wooden fencing.





GROSS INTERNAL AREA  
TOTAL: 195 m<sup>2</sup>/2,096 sq ft  
GROUND FLOOR: 86 m<sup>2</sup>/924 sq ft, FIRST FLOOR: 109 m<sup>2</sup>/1,172 sq ft  
EXCLUDED AREA: GARAGE: 25 m<sup>2</sup>/268 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



ADDITIONAL PHOTOS



ENERGY EFFICIENCY

