



AUSTIN & ROE  
INDEPENDENT ESTATE AGENTS

5 BEDROOM DETACHED FOR SALE - £780,000

WESTOVER DRIVE, STONE, STAFFORDSHIRE, ST15 8TT



## KEY FEATURES

- 5 BEDROOM DETACHED PROPERTY • DOUBLE GARAGE & DRIVEWAY • CORNER PLOT IN QUIET CUL-DE-SAC LOCATION • SPACIOUS LOUNGE • FORMAL DINING ROOM • OPEN PLAN LIVING AREA • MODERN KITCHEN & UTILITIES • EN-SUITE TO MASTER AND GUEST BEDROOMS

## DESCRIPTION

Austin & Roe are delighted to offer for sale this immaculately presented Five Bedroom Detached House in sought after area a short stroll from the market Town of Stone with it many independent bars and eateries, canal and Station.

The property comprises an Entrance Hallway, Lounge, Dining Room, Open plan living area consisting of a Snug, Breakfast Dining Area, Kitchen Area, Utility Room Guest Cloakroom on the Ground Floor; on the First Floor the Landing, Master Bedroom with En-Suite and walk-in-wardrobe, Guest Bedroom with En-Suite, Three further Bedrooms and Family Bathroom. The property benefits from gas central heating, double glazing and a double Garage. The property benefits from gas central heating, double glazing, solar panels on the rear roof and double garage.

At the front of the property is a block paved driveway to garage offering ample parking, a paved pathway to the front entrance and extending across the front of the house and down the side with a wooden gate giving access to to the rear of the property and a garden laid to lawn.

To the rear of the property is a fully enclosed landscaped garden mainly laid to lawn with a paved patio areas, a courtyard to the side for alfresco dining and outdoor entertaining, seating areas, borders and shrubberies.

Council Tax Band G

You can view the virtual tour of this beautiful property on our website, Rightmove or the internet by typing the following link into your subject bar:

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

## LOCATION

Take the Lichfield Road out of Stone and turn left into Westover Drive continue to the end of the cul-de-sac and the property will be in directly in front of you.

## GROUND FLOOR

**Entrance Hallway - 15' 5" x 11' 11" (4.72m x 3.64m)** The property is entered through a composite grey glazed door with glass transom and side panels into an impressive entrance hallway with pale silver grey decor, a white ceiling with coved cornices, central pendant light fitting and recessed spotlights over the doorway, a wall mounted vertical grey central heating radiator and off-white porcelain floor tiles. There are "French" doors opening into the Lounge, a door opening into the dining room, under stair storage cupboard, breakfasting kitchen, guest cloakroom, and stairs rising to the landing above.

**Lounge - 20' 8" x 15' 9" (6.31m x 4.81m)** The spacious Lounge has soft grey walls with a contrast chimney breast in darker grey, a white ceiling with coved cornices and twin pendant light fittings, dual aspect double glazed windows, "French" doors onto the rear paved patio area, wall mounted central heating radiators, a cream stone fireplace with marble backing and hearth inset with a coal effect gas fire, grey fitted carpet, TV connection and power points.



**Dining Room - 15' 5" x 10' 0" (4.72m x 3.07m)** The formal dining room has pale and dark grey walls, a white ceiling with coved cornices and a central light fitting, double glazed "French" doors with double glazed windows to each side overlooking the rear garden, wall mounted central heating radiator and grey fitted carpet. There are doors into the entrance hallway and the kitchen area.

**Snug - 11' 8" x 10' 0" (3.57m x 3.06m)** The cosy Snug is has pale grey walls with a mauve contrast to one wall, a white ceiling with coved cornices and a modern central light fitting, double glazed window overlooking the front driveway with wall mounted central heating radiator below, TV connection and power points and porcelain floor tiles. The Snug is open plan to the breakfast dining area.

**Breakfast Dining Area - 12' 9" x 10' 10" (3.91m x 3.32m)** The Breakfast Dining Area has pale grey and dark grey decor, a white ceiling with central pendant light fitting, double glazed "French" doors onto the side paved patio, a wall mounted modern dark grey vertical central heating radiator and off white porcelain floor tiles. There is a door opening into the Utility Room, and the Breakfast Area is open-plan to the Kitchen Area.

**Kitchen Area - 12' 9" x 11' 8" (3.91m x 3.56m)** The modern Kitchen has pale grey decor, a white ceiling with recessed spotlights, a double glazed window with spot lights in plinth above to the rear aspect and off white porcelain floor tile. There is a selection of pale grey full-height, under-lit wall and base kitchen units with black granite countertops and up-stands, inset with grooved drainer, one-and-a-half stainless steel sink and swan neck dual lever mixer tap, built-in microwave and integrated coffee machine, integrated dish washer, stand alone stainless steel range cooker with six-burner gas hob, double oven and extractor cooker hood above and an "American" style fridge-freezer. There is a matching island with stainless steel single bowl sink with a chrome swan-neck dual lever mixer tap, wine rack and wine cooler.

**Utility - 10' 7" x 5' 5" (3.23m x 1.66m)** The Utility Room has pale grey decor, a white ceiling with central light fitting, a double glazed window and external glazed door to the side aspect, a wall mounted central heating radiator and off-white porcelain floor tiles. There is a selection of grey full height, wall and base units with granite countertops and up-stands inset with a grooved drainer, stainless steel sink and chrome swan-neck dual lever mixer tap; there is a wine rack and space for washing machine and tumble dryer.

**Guest Cloakroom - 5' 11" x 4' 2" (1.82m x 1.28m)** The Guest Cloakroom is conveniently situated just off the Entrance Hallway, has pale grey decor with black, white and grey contemporary tiling splash back and behind the sanitary ware, a white ceiling with central light fitting, the consumer unit is at ceiling height and off-white porcelain floor tiles. There is a wall mounted grey vanity unit inset with a white wash hand basin, a hidden cistern WC and a chrome heated towel rail/radiator.

**Under Stair Storage - 6' 3" x 3' 3" (1.91m x 1.01m)** The Under stair Storage cupboard has matching decor and off-white porcelain floor tiles and provides storage for cleaning appliances, etc.

## FIRST FLOOR

**Stairs & Landing - 18' 3" x 9' 3" (5.57m x 2.84m)** The Stairs rise from the Entrance Hallway to the half Galleried Landing above having pale grey decor, a white ceiling with twin light fittings, white balustrade with grey rails, two double glazed windows, a wall mounted central heating radiator and grey fitted carpet. There are doors opening into the Five Double Bedrooms, Family Bathroom and linen cupboard.

**Master Bedroom - 15' 9" x 12' 8" (4.82m x 3.88m)** The impressive Master Bedroom has pale grey decor with a contrast wall covering to one wall, a white ceiling with central pendant light fitting, two double glazed windows, a wall mounted central heating radiator and grey fitted carpet. There are doors into the Walk-in Wardrobe and En-Suite Bathroom.

**Walk in Wardrobe to Master Bedroom - 7' 3" x 4' 5" (2.23m x 1.36m)** The Walk-in-Wardrobe had pale grey walls, a white ceiling, a wall mounted central heating radiator, a fitted wardrobe with rails for various lengths of clothing with drawer space above and grey fitted carpet.

**En-Suite to Master Bedroom - 10' 10" x 7' 3" (3.31m x 2.23m)** The En-Suite Bathroom has full height tiling in contrasting shade, a white ceiling with recessed spotlights, a double glazed window to the rear aspect, a wall mounted dark grey vertical central heating radiator and porcelain floor tiles. The white bathroom suite comprises a double ended bath with chrome dual lever mixer taps, a glass shower cubicle with raindrop shower head and hair wash facility, a vanity unit inset with a wash hand basin with chrome single lever mixer tap and a low-level WC.

**Guest Bedroom (2) - 13' 4" x 11' 6" (4.08m x 3.51m)** The Second Bedroom has grey decor, a white ceiling with central light fitting, two double glazed windows to the front aspect, a wall mounted central heating radiator, built-in wardrobes with mirrored doors, TV connection and power points, grey fitted carpet and a door opening into the En-Suite Shower Room.

**En-Suite to Guest Bedroom - 10' 8" x 5' 8" (3.26m x 1.75m)** The En-Suite Shower Room has white walls with half tiling to one wall and full tiling in the shower cubicle, a white ceiling with central light fitting and extractor fan, a double glazed window with obscured glass and wood effect flooring. The white sanitary ware comprises a shower cubical with shower tray, mains shower and glass doors, a vanity unit inset with a wash hand basin with chrome single lever mixer tap, a close coupled low-level WC and a chrome heated towel rail/radiator.

**Bedroom 3 - 13' 6" x 9' 11" (4.14m x 3.03m)** The Third Double Bedroom has pale and dark grey decor a white ceiling with central pendant light fitting, a double glazed window to the rear aspect with a wall mounted central heating radiator below, TV connection and power points and a neutral fitted carpet.

**Bedroom 4 - 10' 0" x 10' 0" (3.07m x 3.05m)** The Fourth Double Bedroom has white walls with a pale blue contrast to one wall, a white ceiling with a central pendant light fitting, a double glazed window to the rear aspect with wall mounted central heating radiator below and a neutral fitted carpet.

**Bedroom 5/Office - 10' 0" x 7' 10" (3.07m x 2.4m)** The Fifth Bedroom is currently used as an office has neutral decor, a white ceiling with central light fitting, a double glazed window to the rear aspect with wall mounted central heating below and a neutral fitted carpet.

**Family Bathroom - 9' 11" x 8' 5" (3.03m x 2.57m)** The stylish Family Bathroom has white walls with half tiling (full tiling in the showering area), a white ceiling with central light fitting, a double glazed window with obscured glass, a wall mounted central heating radiator and wood effect floor tiles. The white bathroom suite comprises a fitted bath with chrome single lever mixer taps, a one and a half shower cubicle with mains shower and glass shower-screen door, a double vanity unit with high gloss black doors inset with two white wash hand basin having single lever mixer taps, a close coupled low-level WC.

## EXTERIOR

**Double Garage - 19' 3" x 18' 11" (5.87m x 5.78m)** The Double Garage benefits from electric garage door, security lighting, power and lighting, a double glazed window to the side aspect and a grey composite door at the rear opening into the garden.

**Outside Areas -** At the front of the property is a block paved driveway up to the garage doors providing off-road parking for numerous vehicles, a paved pathway to the front entrance and extending across the front of the property and down the side to a wooden gate giving access to the rear of the property. There is a front garden laid to lawn and a narrow border with gravel and pebbles.

At the rear of the property is a good sized landscaped garden wrapping around the rear and side of the house with a backdrop of trees and mature shrubs, a huge paved area with steps up to the raised garden which is mainly laid to lawn, a block paved and cobbled courtyard for al fresco dining, outdoor entertaining or simply sitting and enjoying the lovely garden with its pergola, gazebo and summer house, borders and mature shrubbery beds.





GROSS INTERNAL AREA  
 TOTAL: 215 m<sup>2</sup>  
 GROUND FLOOR: 110 m<sup>2</sup> FIRST FLOOR: 105 m<sup>2</sup>  
 EXCLUDED AREA: GARAGE: 34 m<sup>2</sup>  
 SIZE AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



ADDITIONAL PHOTOS



ENERGY EFFICIENCY

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		