



AUSTIN & ROE
INDEPENDENT ESTATE AGENTS

3 BEDROOM DETACHED FOR SALE - £320,000

BOTT LANE, STONE, STAFFORDSHIRE, ST15 0FX



KEY FEATURES

- THREE BEDROOM DETACHED PROPERTY • CAR PARKING FOR TWO CARS IN TANDEM • SPACIOUS LOUNGE • MODERN OPEN PLAN KITCHEN DINER • MASTER BEDROOM WITH EN-SUITE SHOWER ROOM • FAMILY BATHROOM • SPACIOUS REAR GARDEN • WALKING DISTANCE TO LOCAL AMENITIES

DESCRIPTION

Austin & Roe has great pleasure in offering For Sale this Three Bedroom Detached Property with driveway offering parking for two cars in tandem and within walking distance of local amenities, the Market Town of Stone and Railway Station.

The property comprises an Entrance Hall, Lounge, Open Plan Kitchen and Dining Area with pantry/storage area on the Ground Floor; on the First Floor is the Landing, Master Bedroom with en-suite shower room, 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 shrubbery border under the lounge window and a paved area to the front entrance, adjacent is a "Tarmacadam" driveway which affords parking for two cars in tandem. To the rear of the property is a garden laid mainly to lawn with a paved area for alfresco dining and outdoor entertaining. The entire garden is surrounded by well maintained wooden fencing with a gate opening onto the driveway.

Council Band C

Viewing is highly recommended

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

<https://my.360picture.uk/tour/17-bott-lane>

LOCATION

Leave Stone by the Stafford Road at the traffic island take the 2nd exit onto the Eccleshall Road, proceed across the next small traffic island and take the next right onto Clarke Way, first left onto Bott Lane, first right and left your destination is on your right.

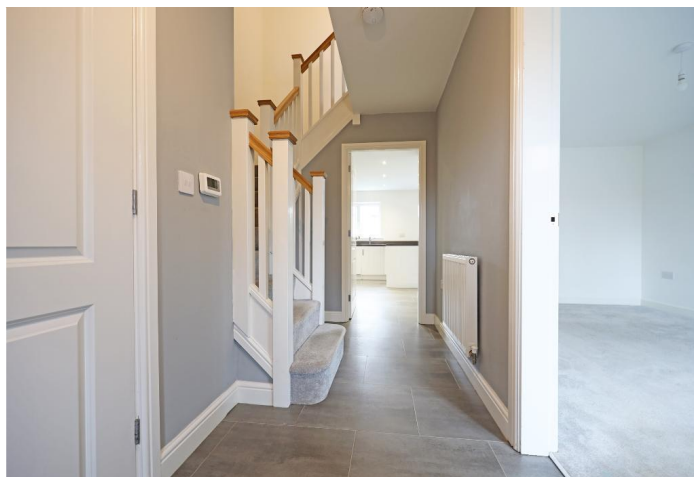
GROUND FLOOR

Entrance Hall - 12' 2" x 4' 8" (3.73m x 1.43m) The property is entered via a white composite glazed door with open storm canopy above into a welcoming Entrance Hall with soft grey decor, a white ceiling with pendant light fitting, a wall mounted central heating radiator and grey floor tiles. There are doors opening into the lounge, kitchen, guest cloakroom and stairs rising to the floor above.

Lounge - 16' 11" x 10' 5" (5.16m x 3.19m) The spacious Lounge has white decor, a white ceiling with central pendant light fitting, a double glazed window to the front aspect with a wall mounted central heating radiator below, a TV connection and pale grey fitted carpet.

Dining Area - 9' 9" x 9' 9" (2.98m x 2.98m) The Dining area has grey and white decor, a white ceiling with a central pendant light fitting, a wall mounted central heating radiator, double glazed uPVC "French" doors with glazed side panels opening on to the pave patio area and grey floor tiles. The dining area is open-plan to the kitchen area.

Kitchen Area - 11' 4" x 9' 2" (3.47m x 2.81m) The Open-plan Kitchen Area has grey and white walls, a white ceiling with recessed spotlights, a double glazed window to the rear aspect and floor tiles flowing through from the dining area and entrance hall. There is a selection of white full height, wall and base units with fitted counter tops inset with a stainless steel one-and-a half bowl sink, drainer and chrome single lever mixer tap, a stainless steel gas hob with stainless



steel splash back and extractor cooker hood above, a built-in electric oven, integrated dishwasher and fridge freezer, and a space and plumbing for a washing machine. There is a door opening into the storage/pantry cupboard.

Store/Pantry - 3' 10" x 3' 8" (1.19m x 1.14m) The store room pantry is just off the kitchen and is a useful space to store kitchen and cleaning appliances, currently it is home to an extra kitchen cupboard and door for the washing machine space in the kitchen. The decor is matching the kitchen area.

Guest Cloakroom - 6' 2" x 2' 10" (1.89m x 0.87m) The Guest Cloakroom is conveniently situated next to the front door in the entrance hall, the decor is white, with a white ceiling having a central light fitting, a double glazed window with obscured glass to the front aspect, a wall mounted central heating radiator and grey floor tiles. The white sanitary ware comprises a wall mounted wash hand basing with a single lever mixer tap and a grey tile splash back and a low-level close coupled WC with push button flush.

FIRST FLOOR

Stairs & Landing - 8' 4" x 2' 9" (2.56m x 0.86m) The Stairs rise with half turn from the entrance hall to the Landing above with white walls, a white ceiling with central pendant light fitting and a loft hatch giving access to the roof space, white balustrade and newel posts with wooden rails and tops and a grey fitted carpet. There are doors opening into the three bedrooms, store cupboard and family bathroom.

Master Bedroom - 12' 11" x 10' 5" (3.94m x 3.19m) The Master Bedroom has grey and white decor, a white ceiling with a central pendant light fitting, a double glazed window to the rear aspect with a wall mounted central heating radiator below, built-in double mirrored wardrobes, TV connection, a door opening into the en-suite and grey fitted carpets.

En-Suite Shower Room to Master Bedroom - 7' 5" x 3' 9" (2.27m x 1.16m) The En-suite Shower Room has white decor with grey half ceramic tiling behind the pedestal and full height in the showering area, a white ceiling with recessed spotlights and extractor fan, a wall mounted central heating radiator and porcelain grey floor tiles. The white bathroom suite comprises a mains fed shower with glass screen, a pedestal wash hand basin with chrome single lever mixer tap, a low-level close coupled WC with push button flush.

Bedroom 2 - 10' 5" x 9' 7" (3.19m x 2.93m) The Second Bedroom has grey and white decor, a white ceiling with a central pendant light fitting, a double glazed window fitted with "Venetian" blinds to the front aspect and a wall mounted central heating radiator below, TV connection and grey fitted carpets.

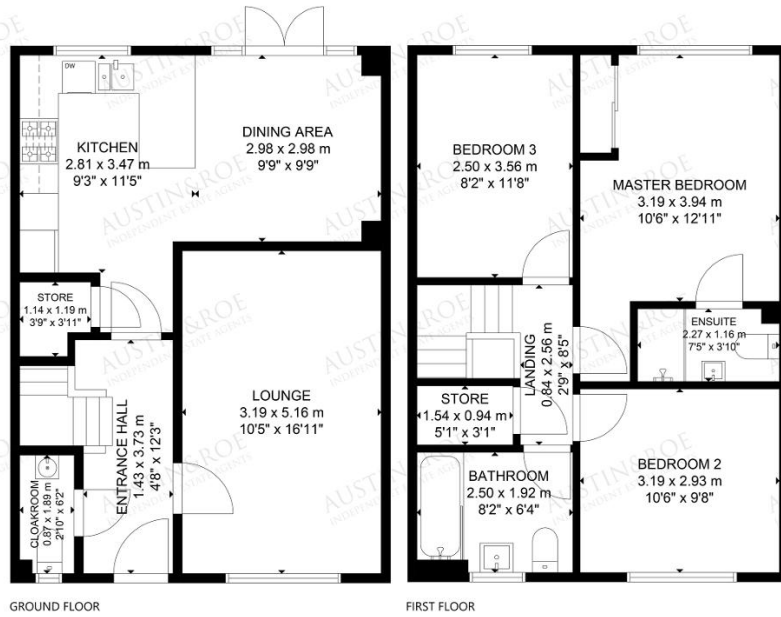
Bedroom 3 - 11' 8" x 8' 2" (3.56m x 2.5m) The Third Bedroom has grey and white decor, a white ceiling with a central pendant light fitting, a double glazed window fitted with "Venetian" blinds to the rear aspect and a wall mounted central heating radiator below, TV connection and grey fitted carpets.

Family Bathroom - 8' 2" x 6' 3" (2.5m x 1.92m) The Family Bathroom has white decor with grey half ceramic tiling, full height in the bathing area, a white ceiling with recessed spotlights and an extractor fan, a double glazed window with obscured glass and porcelain grey floor tiles. The white bathroom suite comprises an bath with chrome mixer tap and shower facility and a glass shower screen, a pedestal wash hand basin with chrome single lever mixer tap, a low-level close coupled WC with push button flush and a wall mounted chrome heated towel rail/radiator.

EXTERIOR

Outside Areas - The property has a garden laid mainly to lawn with a border of small shrubs under the lounge window, a paved area to the front entrance and an adjacent "Tarmacadam" driveway big enough for two cars parked in tandem. To the rear is a fully enclosed rear garden laid to lawn with a paved patio area for alfresco dining and outdoor entertaining, a path to the side gate and the entire garden is surrounded by well maintained wooden fencing. There is plenty of space for a garden shed.





GROUND FLOOR

FIRST FLOOR



GROSS INTERNAL AREA
TOTAL: 96 m²/1,033 sq ft
GROUND FLOOR: 48 m²/516 sq ft, FIRST FLOOR: 48 m²/517 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



ADDITIONAL PHOTOS



ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B		
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		