



AUSTIN & ROE
INDEPENDENT ESTATE AGENTS

4 BEDROOM DETACHED FOR SALE - OFFERS IN EXCESS OF £300,000

NEWCASTLE ROAD, STONE, STAFFS, ST15 8LF



KEY FEATURES

- 4 BEDROOM DETACHED HOUSE • GARAGE AND DRIVEWAY WITH AMPLE PARKING • SPACIOUS LOUNGE WITH CONSERVATORY • MODERN OPEN-PLAN KITCHEN WITH DINER • GUEST CLOAKROOM • FOUR BEDROOMS • STYLISH SHOWER ROOM • GAS CENTRAL HEATING AND DOUBLE GLAZING

DESCRIPTION

Austin & Roe are delighted to bring this immaculately presented Four Bedroom property with garage and driveway offering ample parking to the Sales Market. The property is within walking distance of the market town of Stone, the railway station and has easy access to the motorway via the A34 north and south.

The property comprises a Entrance Hall, Lounge with Conservatory, Guest Cloakroom, Open-Plan Kitchen and Dining Area on the Ground Floor; on the First Floor is the Landing, Three Bedrooms and modern Shower Room. The property benefits from a detached garage, gas central heating and double glazing.

At the front of the property is an impressive "Tarmacadam" driveway and parking area with a wide entrance and dwarf brick wall with stanchions to the front and well maintained fencing to each side, double wooden gates leading to the garage and fully enclosed rear garden. The private garden has a paved patio area perfect for alfresco dining and a bar for outdoor entertainment, a lawn that is surrounded by a stone chipped path and a border with specimen shrubs.

The Council Tax Band is C
Mains Electric
Mains Gas
Mains Water
Mains Drains and Sewers
Broadband is FTTC
Mobile coverage

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/221-newcastle-road>

LOCATION

Take Newcastle Street out of Stone, continue onto Newcastle Road your destination will be on your left.

GROUND FLOOR

Entrance Hall - 12' 5" x 6' 1" (3.8m x 1.87m) The property is entered via a grey composite glazed door with side panel into a welcoming Entrance Hall with grey and neutral walls, a white ceiling with recessed spot lights and coved cornices, a wall mounted central heating radiator and wooden flooring. There are doors opening into the lounge, dining area, guest cloakroom and stairs rising to the floor above.

Lounge - 16' 4" x 11' 10" (4.98m x 3.62m) The impressive Lounge has pale grey walls with a contrast, a white ceiling with a central pendant light fitting and coved cornices, a double glazed window to the rear aspect with a wall mounted central heating radiator below, double glazed "French" doors opening onto the conservatory, a grey painted fireplace with decorative tiled back and grey hearth, TV connection and pale grey fitted carpet.

Conservatory - 10' 1" x 9' 10" (3.08m x 3.02m) The Conservatory is constructed of uPVC panels on a dwarf brick wall, "French" doors opening onto the paved patio area, a vaulted polycarbonate ceiling, a corner wood-burning stove mounted on a grey slate hearth and porcelain floor tiles.

Kitchen Area - 9' 3" x 8' 9" (2.82m x 2.68m) The Kitchen area had grey



STONE

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walls with tiled splash backs, a white ceiling with recessed spotlights and coved cornices, a double glazed windows to the front aspect and wooden flooring. There is a selection of base and wall units with wood effect countertops inset with a grey composite one and a half bowl sink, drainer and chrome single lever mixer tap, a black glass 4 burner electric hob with a matching oven below and an extractor cooker hood above, a wall mounted "Baxi" central heating boiler, space for a washing machine and fridge freezer. The kitchen is open plan to the dining area.

Dining Area - 9' 3" x 7' 6" (2.82m x 2.3m) The Dining Area has matching decor flowing through from the kitchen area, a double glazed window to the front aspect with a wall mounted central heating radiator below and wooden flooring. There is ample room for a table and chairs.

The Guest Cloakroom - 6' 1" x 3' 4" (1.87m x 1.03m) The Guest Cloakroom has two tone decor, a white ceiling with a recessed spotlight, a double glazed window with obscured glass to the side aspect and wooden flooring. the white sanitary ware comprises a wall mounted wash hand basin with a chrome mixer tap and a low-level close coupled WC with a push button flush.

FIRST FLOOR

Stairs & Landing - 10' 6" x 9' 6" (3.21m x 2.92m) The Stairs rise from the entrance hall to the Landing above, with wooden balustrade, grey and white decor and white ceiling with central light fitting, a double glazed obscured glass window, a wall mounted central heating radiator and neutral fitted carpet. There are doors opening into the four bedrooms, a storage cupboard and the shower room.

Bedroom 1 - 11' 10" x 9' 3" (3.62m x 2.82m) The First Bedroom has white decor, a white ceiling with central light fitting, a double glazed window to the rear aspect with a wall mounted central heating radiator below and neutral fitted carpet.

Bedroom 2 - 9' 4" x 9' 3" (2.87m x 2.82m) The Second Bedroom has white decor, a white ceiling with central light fitting, a double glazed window to the rear aspect with a wall mounted central heating radiator below, a fitted wardrobe with mirrored sliding doors, TV connection point and wood effect flooring.

Bedroom 3 - 9' 3" x 6' 7" (2.82m x 2.01m) The Third Bedroom currently used as a dressing room 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, fitted wardrobe and wood effect flooring.

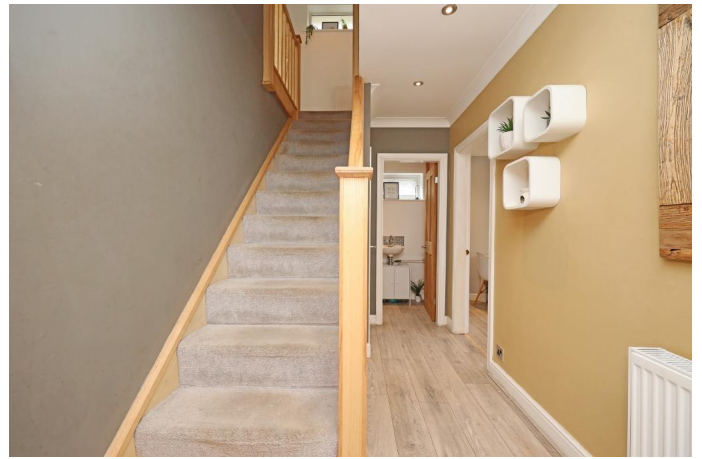
Bedroom 4 - 8' 7" x 6' 9" (2.63m x 2.06m) The Fourth Bedroom has white decor, a white ceiling with central pendant light fitting, a double glazed window to the rear aspect with a wall mounted central heating radiator below, an open built-in wardrobe with fitted cupboards above, a TV connection and wood effect flooring.

Shower Room - 6' 1" x 5' 3" (1.87m x 1.62m) The Stylish Shower Room benefits from full height grey tiling with a contrast panel, a white ceiling with recessed spotlights, a double glazed window with obscured glass to the side aspect, a chrome heated towel rail/radiator and porcelain floor tiles. The white sanitary ware comprises a corner mains fed shower with glass shower screen doors and both standard and rainfall shower heads, a vanity unit fitted with a wash hand basin having chrome single lever mixer tap and a hidden cistern low-level close coupled WC with push button flush.

EXTERIOR

Garage - At the rear of the property is a brick built garage with an up-and-over white door and benefitting from power and light.

Outside Area - To the front of the property is a dwarf brick wall and fencing to each side, a "Tarmacadam" driveway providing a car parking area and extending down the side to the entrance and to double wooden gates to the garage at the rear. The garden is laid to lawn surrounded by a chipping stone path and adjacent borders with mature shrubs, there is a large paved patio area with bar for alfresco dining and outdoor entertainment.





ADDITIONAL PHOTOS



ENERGY EFFICIENCY

