



AUSTIN & ROE
INDEPENDENT ESTATE AGENTS

4 BEDROOM DETACHED FOR SALE - OFFERS IN REGION OF £400,000

BEACON RISE, STONE, STAFFORDSHIRE, ST15 0AL



KEY FEATURES

- FOUR BED DETACHED WITH DOUBLE GARAGE • SPACIOUS LOUNGE • DINING ROOM • KITCHEN WITH FAMILY ROOM & UTILITY • GUEST CLOAKROOM • MASTER BEDROOM WITH EN-SUITE SHOWER ROOM • GUEST BEDROOM WITH EN-SUITE SHOWER ROOM • STYLISH FAMILY BATHROOM

STONE

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DESCRIPTION

Austin & Roe are pleased to offer For Sale this Four Bedroom Detached property with detached double garage and fully enclosed rear garden. There is a communal pathway to the front of the property.

The property comprises an Entrance Hall, Lounge, Dining Room, Kitchen/Family Room, Utility and Guest Cloakroom on the Ground Floor; on the First Floor is the Landing, Upper Hall, Master Bedroom with En-Suite, Guest Bedroom with En-Suite, Two further double bedrooms and a Family Bathroom. The property benefits from gas central heating, double glazing and a double detached garage.

At the front of the property is a low maintenance garden with gravel beds with shrubs, having a central path to the front door. To the rear is a full enclosed garden having paved patio areas for alfresco dining and outdoor entertainment, a garden mainly laid to lawn with gravel beds and shrubs surrounded by a well maintained wooden fence. This property is being sold chain free.

Council Tax Band E

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

<https://my.360picture.uk/tour/142-beacon-rise>

LOCATION

Take Stafford Road out of Stone to the Walton traffic island take the second exit onto the Eccleshall Road, left onto Tilling Drive, and left again into Beacon Grove.

GROUND FLOOR

Entrance Hall - 8' 8" x 8' 3" (2.66m x 2.52m) The property is entered via an open storm porch, through a black composite door with transom window above, into a welcoming Entrance Hall with white decor having a contrast wall covering to one wall, a white ceiling with twin light fittings, a wall mounted central heating radiator and wooden flooring. There are doors opening into the lounge, dining room, kitchen, guest cloakroom storage cupboard and stairs rising too the floor above.

Lounge - 25' 3" x 11' 2" (7.71m x 3.41m) From the Entrance Hall through double doors into an impressive Lounge with neutral walls, one contrasting with a contemporary wall covering, a white ceiling with twin light fittings, a double glazed bay window with fitted shutters to the front aspect, double glazed doors opening onto the rear paved patio area, a wall mounted central heating radiator, TV connection, a wall mounted pebble effect electric fire and neutral fitted carpet.

Dining Room - 13' 6" x 10' 7" (4.14m x 3.23m) The Dining Room, currently used as an office, has pale grey walls, a white ceiling with central light fitting, a double glazed bay window fitted with shutters to the front aspect, a wall mounted central heating radiator and red fitted carpet. There is a door connecting the dining room directly with the kitchen area.

Kitchen/Family Room - 22' 7" x 15' 1" (6.9m x 4.62m) The Kitchen/Family Room is open plan and has neutral decor and mosaic splash backs, a white ceiling with three pendant light fittings over a dining table and a fourth pendant light fitting in the family area, dual aspect double glazed windows fitted with shutters, double glazed



doors onto the rear paved patio area, a wall mounted central heating radiator, underfloor heating and porcelain floor tiles. There is a selection of light wood effect base and wall units (some glazed) having grey granite effect counter tops and up-stands inset with a stainless steel one-and-a-half bowl sink, drainer and swivel spout swan-neck single lever mixer tap, a black induction hob with oven below, stainless steel splash back and cooker extractor hood above, integrated dish washer and spaces for a fridge and freezer. There is a door just off the kitchen area opening into the utility room.

Utility Room - 6' 4" x 5' 4" (1.94m x 1.63m) The Utility Room has neutral walls, a white ceiling with pendant light fitting, an exterior glazed door onto the rear paved patio area, a wall mounted central heating radiator and porcelain floor tiles. There is a base unit with a grey granite effect counter top and up-stand inset with a stainless steel round sink, space and plumbing for both a washing machine and tumble dryer.

Guest Cloak Room - 5' 1" x 4' 0" (1.55m x 1.23m) The Guest Cloakroom is conveniently situated just off the entrance Hall, it has pale grey decor, a white ceiling with central pendant light fitting and extractor fan, a double glazed window with obscured glass fitted with a "Venetian" blind to the rear aspect, a wall mounted central heating radiator and black and mosaic porcelain tiled floor. The white sanitary ware comprises a pedestal wash hand basin with white splash back tiles and a low-level close coupled WC with push button flush.

FIRST FLOOR

Stairs & Landing - 8' 7" x 3' 11" (2.62m x 1.21m) The Stairs rise with a quarter turn from the entrance hall to the Landing above and has matching decor, the balustrade is white, there is a white ceiling with pendant light fitting, a wall mounted central heating radiator and a neutral fitted carpet. There are doors opening into the family bathroom, two bedrooms and the upper hall.

Upper Hall - 9' 8" x 3' 3" (2.95m x 1.01m) The Upper Hall is the same decor as the Landing and has doors opening into two bedrooms and storage cupboard.

Master Bedroom - 15' 2" x 12' 4" (4.63m x 3.76m) The Master Bedroom has pale pastel pink striped walls with a floral contrast wallcovering to one wall, a part vaulted white ceiling with central pendant light fitting, a double glazed dormer window fitted with a shutter with a wall mounted central heating radiator below to the side aspect and grey fitted carpet. There is an alcove with pendant light fitting, fitted wardrobes to each side and a door opening into the en-suite shower room.

En-Suite to Master Bedroom - 7' 3" x 5' 2" (2.23m x 1.58m) The En-Suite Shower Room has neutral decor with white tiles behind the sanitary ware and in the shower cubicle, a wall mounted extractor fan, a white ceiling with central light fitting and a recessed spotlight in the shower area, a double glazed window with obscured glass and fitted with shutters to the side aspect, a wall mounted central heating radiator, and porcelain floor tiles. The white sanitary ware comprises a mains fed shower with glass screen, a pedestal wash hand basin with a chrome single lever mixer tap and a low-level close coupled WC with push button flush.

Guest Bedroom - 10' 5" x 9' 6" (3.18m x 2.9m) The Guest Bedroom has pale pink walls with a floral contrast wall covering to one wall, white ceiling with central fan/light fitting, a double glazed window fitted shutters to the front aspect with a wall mounted central heating radiator below, built-in wardrobes, a TV connection and a neutral fitted carpet. There is a door opening into the en-suite shower room.

En-Suite to Guest Bedroom - 7' 3" x 5' 10" (2.22m x 1.8m) The En-Suite Shower Room has aqua marine decor with white ceramic tiling behind the sanitary ware and full height tiling in the shower cubicle, a white ceiling with central light fitting, an extractor fan and a recessed spotlight in the shower area, a double glazed window with obscured glass and fitted with "Venetian" Shutters to the front aspect, a chrome heated towel rail/radiator, and porcelain floor tiles. The white sanitary ware comprises a shower mains fed shower with glass screen, a pedestal wash hand basin with a chrome single lever mixer tap and a low-level close coupled WC with push button flush.

Bedroom 3 - 11' 4" x 10' 9" (3.47m x 3.28m) The Third Bedroom has neutral walls, white ceiling with central fan/light fitting and a loft hatch giving access to the roof space, a double glazed window fitted with shutters to the rear aspect with a wall mounted central heating radiator below, built-in wardrobes, a TV connection and a neutral fitted carpet.

Bedroom 4 - 9' 7" x 9' 7" (2.94m x 2.93m) The Fourth Bedroom has pale lilac walls with a Butterfly patterned wall covering to one wall, white ceiling with central fan/light fitting, a double glazed window fitted with shutters to the rear aspect with a wall mounted central heating radiator below, built-in wardrobes, a TV connection and a lilac fitted carpet

Family Bathroom - 9' 7" x 6' 0" (2.94m x 1.85m) The Family Bathroom has bright green decor with white tiles behind sanitary ware and in shower cubical, a white ceiling with central light fitting, an extractor fan and a recessed spotlight in the shower area, a double glazed window with obscured glass and fitted with "Venetian" Blind to the rear aspect, a wall mounted central heating radiator, and porcelain floor tiles. The white bathroom suite comprises a panel bath with chrome single lever mixer tap, a mains fed shower with glass screen, a pedestal wash hand basin with a chrome single lever mixer tap and a low-level close coupled WC with push button flush.

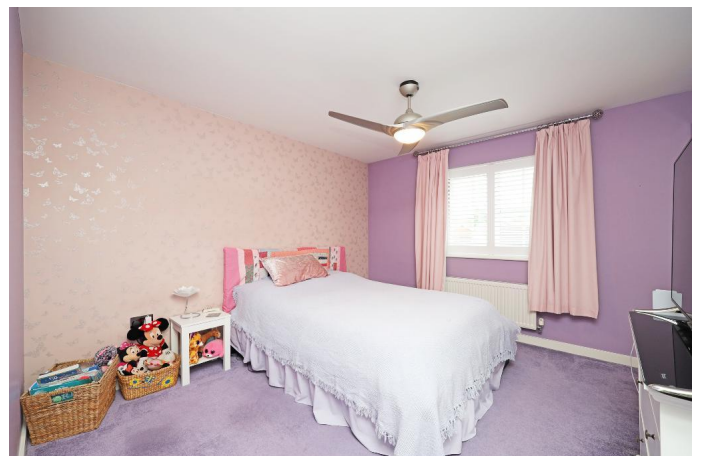
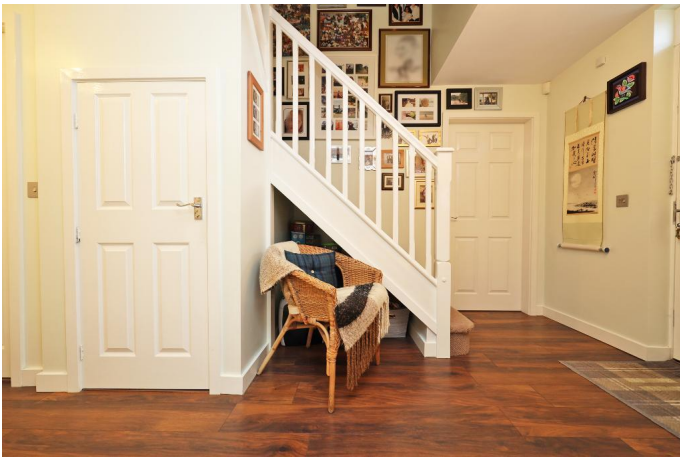
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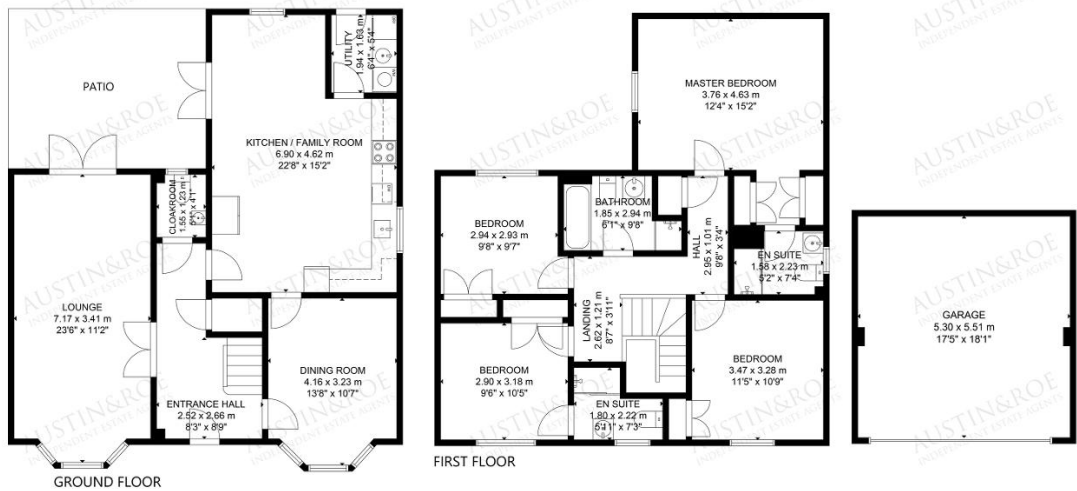
Garage - 18' 0" x 17' 4" (5.51m x 5.3m) The detached double Garage has a deep red up-and-over door and benefits from both power and lighting. It is situated at the rear of the garden and there is a wooden gate in the fence for convenience.

Outside Areas - There is a communal paved pathway a hedge and railings in front of the property. The front garden is laid to gravel beds with randomly planted shrubs, a central paved path to the front entrance.

At the rear of the property is a paved patio areas giving space for alfresco dining and outdoor entertaining, a garden laid to lawn and gravel beds allowing for container gardening, is entirely surrounded by well maintained wooden fencing with a gate into the rear parking area and

detached garage.





GROSS INTERNAL AREA
TOTAL: 164 m² / 1,769 sq ft
GROUND FLOOR: 65 m² / 698 sq ft, FIRST FLOOR: 81 m² / 871 sq ft
EXCLUDED AREA: GARAGE: 29 m² / 315 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



ADDITIONAL PHOTOS



ENERGY EFFICIENCY

