



AUSTIN & ROE
INDEPENDENT ESTATE AGENTS

3 BEDROOM DETACHED FOR SALE - OFFERS OVER £280,000

ADVENTURE CLOSE, STONE, STAFFORDSHIRE, ST15 0WY



KEY FEATURES

- 3 BEDROOM DETACHED WITH GARAGE & DRIVE • SPACIOUS LOUNGE • OPEN PLAN DINING/KITCHEN AREA
- GUEST CLOAKROOM • MASTER BEDROOM WITH EN-SUITE • MODERN FAMILY BATHROOM • GAS CENTRAL HEATING DOUBLE GLAZING • CLOSE TO LOCAL AMENITIES

DESCRIPTION

Austin & Roe have great pleasure in offering For Sale this immaculately presented Three Bedroom Detached House with integral garage, drive and an enclosed garden at the rear. The property is close to local amenities and within walking distance of the Market town of Stone and the Railway Station.

The property comprises an Entrance, Lounge, Hall, Cloakroom and open-plan Dining/Kitchen Areas on the Ground Floor; on the First Floor is the Landing, Master Bedroom with En-Suite, Two further Bedrooms and Family Bathroom. The property benefits from Gas Central Heating and Double Glazing.

At the front of the property is a "Tarmacadam" driveway with borders to each side and under the Lounge window, the entrance to the house has a paved area. Adjacent to the house is a paved path. The rear garden has a paved patio area for alfresco dining and outdoor entertaining, a garden laid to lawn surrounded by wooden fencing.

Council Tax Band C

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/2-adventure-close>

LOCATION

From our Stone Office in Granville Square keep in the right hand lane onto Christchurch Way stay in the right hand lane, at the bottom and turn right taking the left hand lane past Marks & Spence Food Hall onto Stafford Street, continue on Stafford Road and at the Walton Traffic island take the second exit onto Eccleshall Road, continue to the next Traffic Island and turn right onto Myatt Avenue, continue onto Brassington Road and onto Astral Way then turn left onto Adventure Way your destination will be on your left.

GROUND FLOOR

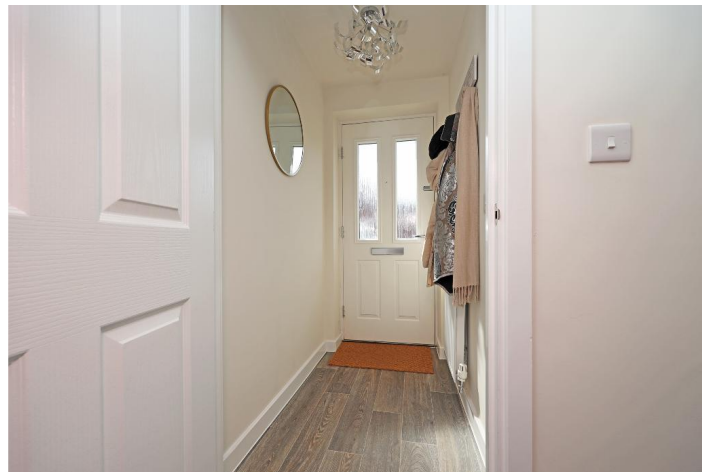
Entrance Hall - 4' 10" x 3' 6" (1.48m x 1.08m) The property is entered via a black composite glazed door into a welcoming Entrance Hall with neutral decor, a white ceiling with central pendant light fitting, wall mounted central heating radiator and wood effect porcelain floor tiles.

Lounge - 16' 2" x 10' 4" (4.94m x 3.17m) The spacious Lounge has neutral decor, a white ceiling with central light fitting, a double glazed window fitted with 'Venetian' blinds and having a wall mounted central heating radiator below, TV connection and grey fitted carpet.

Hall - 6' 3" x 5' 5" (1.93m x 1.67m) The Hall has neutral decor, a white ceiling with a pendant light fitting, a wall mounted central heating radiator and grey fitted carpet. There are doors opening into the lounge, kitchen, guest cloakroom and stairs rising the floor above.

Dining Room - 7' 9" x 7' 8" (2.38m x 2.37m) Dining area has neutral walls with a teal green contrast, a white ceiling with a central three lamp light fitting, a wall mounted central heating radiator, double glazed 'French' doors opening onto the paved patio area and wood effect floor tiles. The dining area is open plan to the kitchen.

Kitchen - 11' 1" x 7' 8" (3.38m x 2.37m) The Kitchen Area has neutral walls, a white ceiling with central light fitting, a double glazed window to the rear aspect and wood effect floor tiles. There is a selection of white floor and base units with wood effect countertops and up-stands inset with a stainless steel one-and-a-half bowl sink, drainer and chrome single lever mixer tap, a four burner stainless steel gas hob with stainless steel splash back, extractor cooker hood above and oven



below, spaces for a washing machine, tumble dryer, dishwasher and fridge-freezer.

Cloakroom - 4' 10" x 2' 11" (1.48m x 0.9m) The Guest Cloak Room has white decor with extractor fan a white ceiling with central light fitting, a wall mounted central heating radiator and wood effect tiled flooring. The white sanitary ware comprises a pedestal wash hand basin with single lever mixer tap and tiled splash back and a low-level close coupled WC with push buttons flush.

FIRST FLOOR

Stairs & Landing - 6' 2" x 4' 7" (1.9m x 1.4m) The Stairs rise with two quarter turns to the Landing above having neutral decor, a white hand rail, a white ceiling with central pendant light fitting and a loft hatch giving access to the roof space. There are doors opening into the three bedrooms a storage cupboard and the family bathroom.

Master Bedroom - 14' 4" x 9' 6" (4.38m x 2.92m) The Master Bedroom has neutral decor, a white ceiling with central light fitting, two double glazed windows fitted with 'Venetian' blinds to the front aspect and a wall mounted central heating radiator below, TV connection and grey fitted carpet.

En-Suite - 6' 11" x 4' 4" (2.12m x 1.33m) The En-Suite Shower Room has neutral decor with half height ceramic wall tiles behind the sanitary ware, full height in the showering area, a white ceiling with central light fitting and a wall mounted extractor fan, a double glazed window with obscured glass to the front aspect, a wall mounted central heating radiator and wood effect floor tiles. The white sanitary ware comprises a mains fed bath with a glass shower screen, a pedestal wash hand basin with a chrome single lever mixer tap and a low-level close coupled WC with a push button flush.

Bedroom 2 - 11' 3" x 8' 10" (3.45m x 2.71m) The Second Bedroom has neutral decor, a white ceiling with central light fitting, a glazed window fitted with 'Venetian' blinds to the rear aspect and having a wall mounted central heating radiator below, TV connection and grey fitted carpet.

Bedroom 3 - 9' 10" x 8' 0" (3m x 2.44m) Third Bedroom has neutral decor, a white ceiling with central light fitting, a glazed window fitted with 'Venetian' blinds to the rear aspect and having a wall mounted central heating radiator below, TV connection and grey fitted carpet.

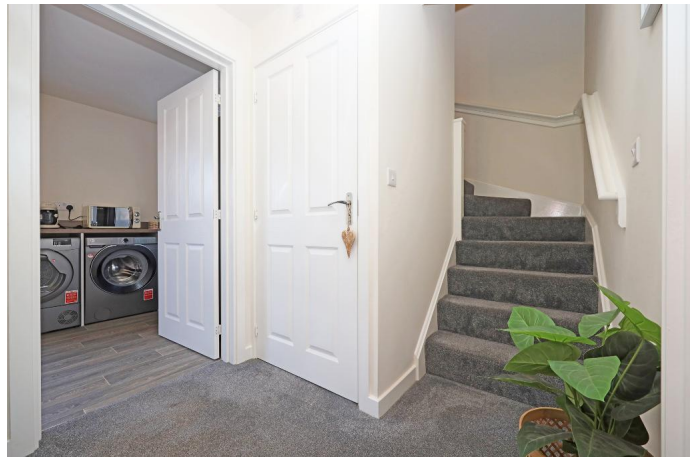
Bathroom - 8' 10" x 5' 6" (2.71m x 1.69m) The Family Bathroom has neutral decor with half height ceramic wall tiles behind the sanitary ware, full height in the bathing area, a white ceiling with central light fitting and extractor fan, a double glazed window with obscured glass to the side aspect, a wall mounted central heating radiator and wood effect floor tiles. The white bathroom suite comprises a panel bath with hair wash/showering facility and a glass shower screen, a pedestal wash hand basin with a chrome single lever mixer tap and a low-level close coupled WC with a push button flush.

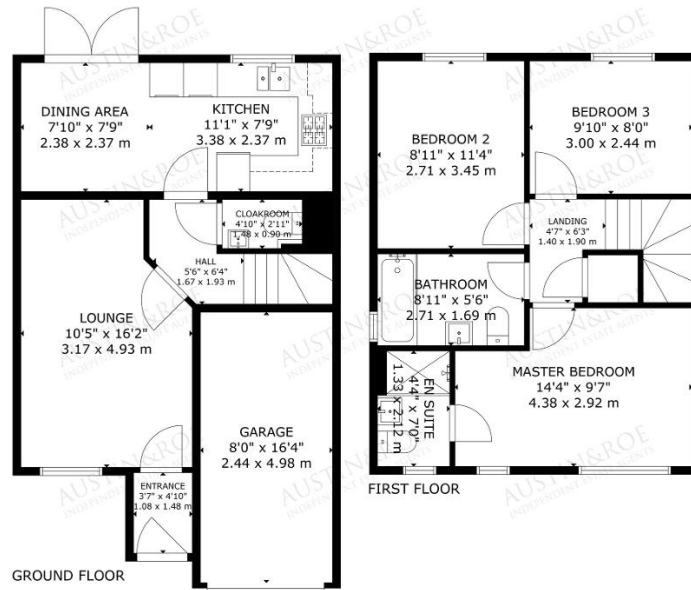
EXTERIOR

Garage - 16' 4" x 8' 0" (4.98m x 2.44m) The Garage is accessed from the front driveway, has a white up-and-over door and benefits from both power and light.

Outside Areas - At the front of the property is a 'Tarmacadam' driveway allowing for parallel parking for two cars, there are narrow borders to each side with a shrub bed in front of the lounge window and paving to the front entrance. Adjacent to the house is a path to the rear of the property.

The garden at the rear is laid to lawn with a paved patio garden for alfresco dining and outdoor entertaining and is surrounded by a wooden fence.





GROSS INTERNAL AREA
TOTAL: 80 m²/863 sq ft
GROUND FLOOR: 37 m²/396 sq ft, FIRST FLOOR: 43 m²/467 sq ft
EXCLUDED AREA: GARAGE: 12 m²/131 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



ADDITIONAL PHOTOS



ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		