



AUSTIN & ROE
INDEPENDENT ESTATE AGENTS

3 BEDROOM DETACHED FOR SALE - £375,000

MAPLE CLOSE, YARNFIELD, STONE, STAFFORDSHIRE, ST15 0ST



KEY FEATURES

• 3 BEDROOM DETACHED BUNGALOW WITH DRIVE • CORNER PLOT IN QUIET CUL-DE-SAC • SPACIOUS LIVING ROOM • DINING KITCHEN • STUDY AREA • MODERN BATHROOM & SHOWER ROOM • GAS CENTRAL HEATING & DOUBLE GLAZING • ENCLOSED REAR GARDEN

STONE

Granville Square, 75A High Street, Stone, Staffordshire, ST15 8AE

T: 01785 338 570
E: sales@austinandroe.co.uk | lettings@austinandroe.co.uk
W: www.austinandroe.co.uk

DESCRIPTION

Austin & Roe are delighted to bring to the Sales Market this immaculately presented Detached Three Bedroom Bungalow with a block paved driveway offering ample space for parallel parking, in a quiet cul-de-sac of similar proportioned properties and having access to pleasant public footpaths through fields close by.

Built in 1988 and thoughtfully extended and remodelled in 2019 to provide a spacious family home.

The whole property has been rewired. New central heating system installed, with water tank in the loft. White column radiators are fitted throughout the property. Heating of the property is controlled via Nests with three separate zones to maximise efficiency. Double glazing throughout also fitted in 2019. A new roof was fitted to the whole property at the time of the extension and insulated to a high specification.

All external doors are solid oak and have black hardware. The black hardware is continued on all doors and windows which complements the nickel and black wall sockets throughout the property.

The property comprises an Entrance Hall, Living Room, Kitchen, Study Area and Utility, Hall, Three Double Bedrooms, a Bathroom and a Shower Room. The property benefits from gas central heating and double glazing.

The bungalow is situated on a corner plot, to the front is a imprinted concrete driveway with an adjacent wrap around garden laid to lawn with steps up to entrance door. To the rear of the property is a cobble effect paved patio area for alfresco dining and outdoor entertaining, a garden laid to lawn with borders of shrubs and plants. The garden has well maintained fencing to each side and a backdrop of shrubbery hedging to the rear boundary.

Council Tax Band C
Mains Electric
Mains Gas
Mains Sewerage
Mains Water
Broadband FTTC
Mobile Phone Coverage
Electric Car Charger

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

<https://my.360picture.uk/tour/2-maple-close>

LOCATION

Take the A34 North from Stone and turn left into Yarnfield Lane by the "Wayfarer" Restaurant, proceed up the hill and continue into Yarnfield, take the second left into The Furlong and the fourth right into Maple Close.

GROUND FLOOR

Entrance Hall - 8' 2" x 4' 8" (2.5m x 1.43m) The property is entered through a solid oak hardwood door into a welcoming Entrance Hall having neutral decor, a white vaulted ceiling with central pendant light fitting, a modern white vertical central heating radiator and "Porcelanosa" wood effect porcelain floor tiles. There are doors opening into the Living Room and Kitchen.



STONE

Granville Square, 75A High Street, Stone, Staffordshire, ST15 8AE

T: 01785 338 570

E: sales@austinandroe.co.uk | lettings@austinandroe.co.uk

W: www.austinandroe.co.uk

Living Room - 17' 11" x 12' 3" (5.47m x 3.75m) The spacious Living Room has pale grey and white decor with a white vaulted ceiling and central light fitting, a double glazed window which catches lots of morning light and overlooks the garden, two white modern wall mounted central heating radiators, a wall mounted TV connection point, internet connection and neutral 100% wool fitted carpet.

Kitchen/Diner - 19' 4" x 13' 4" (5.9m x 4.07m) The impressive Dining Kitchen has pale grey decor with nickel wall lights providing functional and and stylish task lighting and a picture light, a white vaulted ceiling with a horizontal bar pendant light fitting, a double glazed window to the rear aspect, a white modern wall mounted central heating radiator and wood effect porcelain floor tiles flowing through from the entrance hall. There is ample space for a table and chairs.

There is a selection of solid wood and veneered full height, wall and base units with quartz countertops, upstands and a grooved drainer inset inset with a ceramic basin which also benefits from a waste disposal unit and a Franke hot water and filter tap, a range cooker with quartz splash back which is a real focal point and an oak trimmed extractor chimney, fitted with a "Westin" extractor fan. Integrated into the cabinets are a Miele dish washer, Bosch fridge and bin storage. The two large bi fold cupboards either side of the tall window allow for discrete storage of worktop appliances such as toaster and coffee machine creating functional breakfast and drink stations. The navy kitchen dresser with glass cabinets also houses a larder and full height Bosch fridge freezer. There is a door opening into the study/utility area and glazed solid oak double doors giving access to the paved patio area.

Utility with Study Area - 11' 8" x 7' 1" (3.57m x 2.17m) The Utility area has white decor, a white ceiling with central pendant light fitting, a wall mounted central heating radiator, solid oak wooden glazed door with adjacent window onto the rear garden and the wood effect tiled flooring. There is a range of full height cabinets for storage of shoes, coats, laundry etc. The Worcester Bosch boiler and washing machine is also housed behind cabinetry and there is a useful "Belfast" ceramic sink. In the Study area is a built in desk with matching cupboard above and a wooden desk, an internet connection and ample sockets.

Bedroom 1 - 14' 9" x 11' 3" (4.51m x 3.43m) The First Bedroom has pale grey decor with wall lights, a white ceiling with central pendant light fitting, a double glazed bay window fitted with blinds and a wall mounted central heating radiator below and grey fitted carpet.

Bedroom 2 - 11' 6" x 9' 2" (3.51m x 2.8m) The Second Bedroom has pale grey decor, a white ceiling with central pendant light fitting, a double glazed window with a wall mounted central heating radiator below and grey fitted carpet.

Bedroom 3 - 12' 7" x 7' 7" (3.86m x 2.32m) The Third Bedroom has pale grey decor, a white ceiling with central pendant light fitting, a double glazed window with a wall mounted central heating radiator below and grey fitted carpet

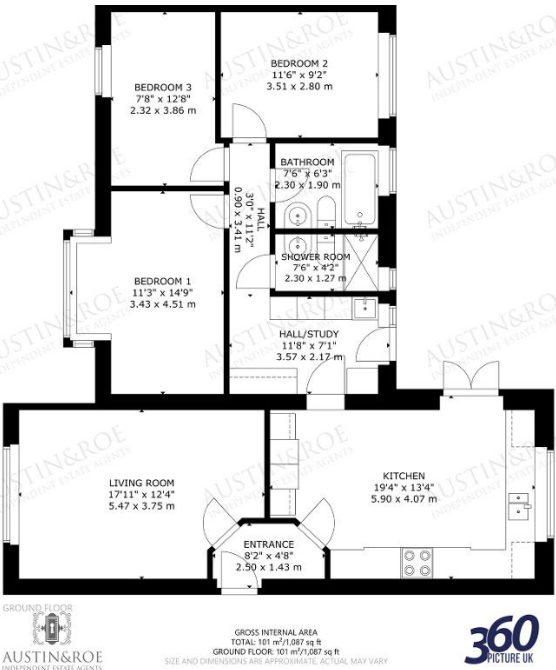
Hall - 11' 2" x 2' 11" (3.41m x 0.9m) The central inner Hall has white decor, a white ceiling with twin pendant light fittings and a loft hatch giving access to the roof space. The wood effect porcelain flooring continues from the utility. There are doors opening into the utility/study, three double bedrooms, bathroom and shower room.

Bathroom - 7' 6" x 6' 2" (2.3m x 1.9m) The stylish Bathroom has white decor with full height marble tiles around the bathing and sanitary areas and is fitted with two wall lights, a white ceiling with an extractor fan, a double glazed window with obscured glass, a wall mounted chrome heated towel rail/radiator, space for a fitted storage cupboard and wood effect tiled floor. The white bathroom suite comprises fitted bath tub with chrome mixer tap having hair wash facility, a pedestal wash basin with chrome mixer tap and a low-level WC with push button flush.

Shower Room - 7' 6" x 4' 1" (2.3m x 1.27m) The modern Shower Room has white decor with full height marble tiles around the bathing and sanitary areas, a white ceiling with central light fitting, a double glazed window with obscured glass and wood effect tiled floor. The white sanitary ware comprises a mains shower with both standard and rainfall shower-heads and a glass shower screen, a pedestal wash hand basin with chrome mixer tap and a low-level WC with push button flush.

Outside Areas - The property benefits from being on a corner plot with lawns wrapping around the front and side of the property with a pressed concrete cobble effect driveway allowing for four cars to be parked and benefitting from an Electric Car Charger. There are steps up to the entrance with an adjacent paved area and wall lights each side of the front door. The enclosed rear garden is laid to lawn with borders of shrubs, a pressed concrete patio area for alfresco dining and outside entertaining. The boundary is well kept with fencing to both sides and a shrubbery hedge across the back giving a natural backdrop to the garden.





ADDITIONAL PHOTOS



ENERGY EFFICIENCY

