



AUSTIN & ROE
INDEPENDENT ESTATE AGENTS

5 BEDROOM TOWN HOUSE FOR SALE - OFFERS OVER £300,000

PRIORY CLOSE, STONE, STAFFORDSHIRE, ST15 0NW



KEY FEATURES

- IMMACULATE 5 BEDROOM, TOWN HOUSE • ACCOMMODATION OVER 3 STOREYS • SPACIOUS LOUNGE AND DINING AREA • MODERN FITTED KITCHEN • MASTER HAS EN-SUITE/WALK-IN WARDROBE • GUEST ROOM WITH EN-SUITE • GAS CENTRAL HEATING & DOUBLE GLAZING • BLOCK PAVED DRIVE FOR TWO CARS IN TANDEM

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 and Roe are delighted to offer this immaculately presented five bedroom property which has been priced to sell! We strongly advise that you arrange a viewing at your earliest convenience.

This beautiful property comprises of an Entrance Hallway, Lounge/Dining Area, Kitchen and Guest Cloakroom on the Ground Floor; on the First Floor is the Landing, Guest Bedroom with En-Suite Shower Room, Two further Bedrooms and Family Bathroom. The second floor comprises of a large Master Bedroom with large En-Suite double shower room, and walk in wardrobe. In addition, there is a Fifth Bedroom which is currently used as an office for home working. This bedroom could equally be used as a nursery, or second walk in wardrobe. The property benefits from gas central heating and double glazing.

At the front of the property is a block paved driveway with an adjacent gravel and paved path on one side, and a garden laid to lawn with a front border to the other.

The rear garden is South facing, and enjoys the sun from day break until the evening. It has recently been professionally landscaped. Stepping out from the lounge via the double French doors there is a considerable decked area which was built in April of this year. Around the perimeter of the decking there are mains electric sunken in set spotlights which give a beautiful ambience to the garden at night. Perfect for al fresco dining!. The decked area has space for a full lounge suite and chairs, together with an outdoor heating source and, range barbecue. If required, there is also ample space for a bistro table and chairs. On the outside rear wall of the property there is a useful outdoor double electric mains socket.

In addition to a well maintained lawned area, the garden also benefits from substantial wooden raised beds to both sides of the garden. The beds have been planted out with specimen shrubs, for colour, and trees which give height for interest, and privacy. The entire garden is surrounded by well maintained wooden fencing. To the side of the property there is a paved pathway which provides access to the front driveway. There is an outside mains water tap, and a second outside double electric socket.

The Council Tax Band is D

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/7-priory-close>

LOCATION

Leave Stone on the Stafford Road to Walton Traffic Island, take the second exit on to the Eccleshall Road, continue to Pirehill Lane and turn left, you will find Priory Close on the left.

GROUND FLOOR

Entrance Hall - 13' 3" x 3' 7" (4.04m x 1.11m) The property is entered through a black glazed composite door with storm canopy above into a welcoming Entrance hallway with white decor, a white ceiling with pendant light fitting, a double glazed window with obscured glass and fitted with 'Venetian' blinds to the side aspect, a wall mounted central heating radiator and wooden laminate flooring inset with a doormat at the front door. There are doors opening into the kitchen, lounge, guest cloakroom and stairs rising to the landing above.

Lounge/Dining Area - 17' 2" x 15' 9" (5.24m x 4.81m) The spacious



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Lounge/Dining Area has white decor with a contrast feature blue wall and pale grey walls, a white ceiling with two light fittings, double glazed "French" with double glazed window to each side. Both windows and the "French" doors have feature pull down blinds. There is a double wall mounted radiator, and under stair storage cupboard, two TV connection points and wooden laminate flooring.

Kitchen - 12' 5" x 8' 3" (3.79m x 2.54m) The modern fitted Kitchen has a white decor, a white ceiling with central four lamp spot light unit, a double glazed window to the front aspect fitted with "Venetian" blinds, a wall mounted central heating radiator and porcelain floor tiles. There is a selection of white high gloss wall and base units with wood effect countertops and up-stands inset with a stainless steel one-and-a-half bowl sink, drainer and swan-neck dual lever mixer taps, a stainless steel four burner gas hob with oven below and extractor cooker hood above, an integrated dishwasher and fridge/freezer and space for an undercounter washing machine.

Guest Cloakroom - 6' 4" x 3' 3" (1.94m x 1.01m) The attractive Guest Cloakroom has neutral decor with a white dado rail with striped paper below, white ceiling with central light fitting, double glazed window with obscured glass to the front aspect, wall-mounted central heating radiator and wood effect laminate flooring. The white sanitary ware comprises a vanity unit inset with a chrome single lever "waterfall" mixer tap and splash back and a low-level WC with push button flush.

FIRST FLOOR

Stairs & Landing to First Floor - 9' 7" x 3' 7" (2.94m x 1.1m) The Stairs rise with two quarter turns to the Landing above, with white decor, white balustrade, a white ceiling with central pendant light fitting and neutral carpets, There are doors opening into the three bedrooms, family bathroom and stairs rising to the second floor.

Guest Bedroom (2) - 11' 6" x 10' 6" (3.51m x 3.21m) The Guest Bedroom is decorated in an deep mauve colour with white ceiling having central light fitting, double glazed window to the rear aspect with wall-mounted radiator below and neutral fitted carpet. The bedroom also benefits from a television point. There is a door into the en-suite shower room.

En-Suite Shower Room - 10' 5" x 3' 11" (3.19m x 1.21m) The En-Suite Shower Room has white decor, a white ceiling with flush light fitting and extractor fan, fully tiled shower cubicle and tiled splash back, a double glazed window with obscured glass and tiled cill to the rear aspect, a wall mounted central heating radiator and grey tile effect vinyl flooring. The white sanitary ware comprises a shower tray, mains fed shower, and glass sliding shower screen doors, a pedestal wash hand basin with "waterfall" mixer tap and a low-level close coupled WC with push button flush.

Bedroom 3 - 12' 0" x 8' 10" (3.67m x 2.7m) The Third Bedroom is currently used as a sitting-room, has grey 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 point and neutral fitted carpet.

Bedroom 4 - 8' 7" x 6' 7" (2.64m x 2.03m) The Fourth Bedroom has grey decor, a white ceiling with central pendant light fitting, a double glazed window to front aspect, a wall mounted central heating radiator and neutral fitted carpet.

Family Bathroom - 8' 10" x 6' 2" (2.7m x 1.88m) The Family Bathroom has white decor with half height white tiling with border tile in the bathing area, wc and splash back, a white ceiling with flush light and an extractor fan, and grey tile effect vinyl flooring. The white bathroom suite comprises a panel bath with chrome mixer tap and hairwashing facility, a pedestal wash hand basin. with chrome tap. a low-level close coupled WC with push button flush and a large wall mounted chrome heated towel rail/radiator.

SECOND FLOOR

Staircase and Landing - The Stairs rise with two quarter turns to the Landing above, with white decor, white balustrade, a white ceiling with central pendant light fitting and neutral carpets, There are doors opening into the master bedroom and dressing-room.

Master Bedroom - 16' 6" x 12' 4" (5.03m x 3.77m) The Master Bedroom has a neutral decor, white vaulted ceiling with central light fitting, a dormer window to the front aspect with a wall mounted central heating radiator below, a built-in wardrobe, TV connection point and neutral fitted carpet. There is a door opening into the en-suite shower room.

En-Suite Shower Room - 8' 9" x 6' 10" (2.69m x 2.1m) The En-Suite Shower Room has pale grey decor with white vaulted ceiling and central flush light fitting, a double glazed "Velux" roof window to the rear aspect and grey tile effect vinyl floor covering. The white sanitary ware comprises a fully tiled double shower cubicle with an electric shower, and glass shower screen doors, a pedestal wash hand basin with tiled splash back and chrome "waterfall" mixer taps, a low-level close couple WC with push button flush and a grey wall mounted heated towel rail/radiator.

Bedroom 5 - 6' 11" x 6' 10" (2.12m x 2.1m) The Fifth Bedroom is currently used as an office has white decor, a white vaulted ceiling with a double glazed "velux" window and a central pendant light fitting, a wall mounted central heating radiator and neutral fitted carpet. This bedroom could also be used as a nursery or a dressing room.

EXTERIOR

Outside Areas - At the front of the property is a block paved drive with an adjacent gravel and paving stone pathway, at the other side of the drive is a garden laid to lawn with a flower border under the kitchen window.

To the rear of the property is the south facing garden which has a large decked area for alfresco dining, outdoor entertaining or simply sitting and enjoying the sunshine. The garden has been professionally landscaped and is mainly laid to lawn with illuminated raised flower borders

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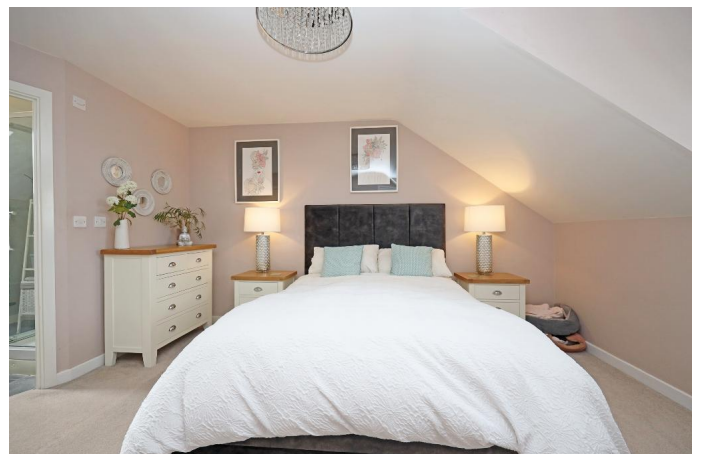
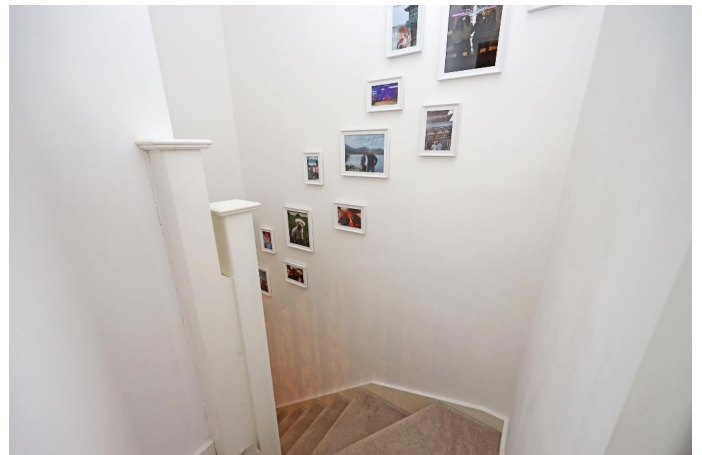
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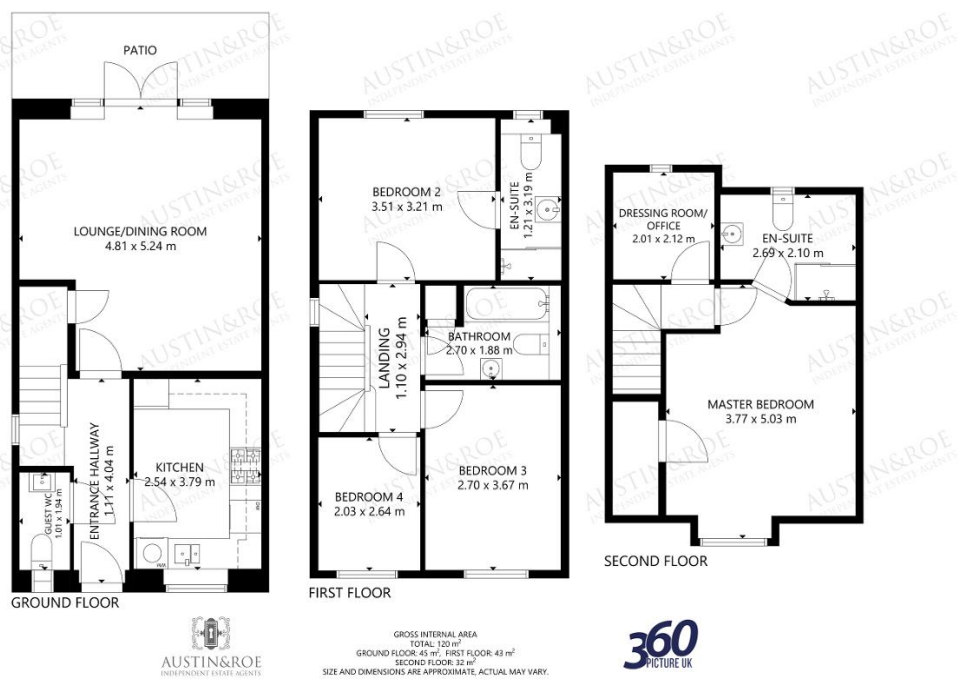
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to each side and a border of shrubs at the rear of the garden. The entire garden is surrounded by wooden fencing providing privacy.

At the side of the property is a paved pathway which provides access to the front driveway. There is an outside mains water tap, and a second outside double electric socket.





ADDITIONAL PHOTOS



ENERGY EFFICIENCY

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		