



AUSTIN & ROE
INDEPENDENT ESTATE AGENTS

5 BEDROOM DETACHED FOR SALE - OFFERS IN REGION OF £579,500

SPRINGWOOD DRIVE, STONE, STAFFORDSHIRE, ST15 8TU



KEY FEATURES

• 5 BEDROOM DETACHED FAMILY HOME • WITH DOUBLE GARAGE AND DRIVEWAY • OPEN PLAN LOUNGE/DINING ROOM • MODERN KITCHEN WITH UTILITY ROOM • MASTER BEDROOM WITH EN-SUITE • FAMILY BATHROOM WITH SHOWER • LARGE/OFFICE GARDEN ROOM • FULLY ENCLOSED REAR GARDEN

DESCRIPTION

Austin & Roe have great pleasure in offering For Sale this immaculately presented Five Bedroom Detached House with Double Garage and Driveway offering off-Road Parking. The property is situated on the sought after Aston Lodge Estate and is with walking distance of the Market Town of Stone with its railway station, many bars and eateries, bespoke shops, supermarkets including a M&S Foodhall and leisure centre.

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

At the front of the property is a 'Tarmacadam' driveway to the double garages a gravel path to the front entrance and a garden laid mainly to lawn with shrubbery borders. To the rear is a fully enclosed garden on different levels with gravelled areas, raised beds, block paved area, summer house (currently used as an office with an outdoor seating area for alfresco dining and outdoor entertaining, a wooden shed all with a back-drop of mature trees and shrubs.

Council Tax Band F

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/17-springwood-drive>

LOCATION

Take the Lichfield Road out of Stone and at the Traffic Lights turn left, continue over the level crossing and take the second left onto the Aston Lodge Park, take the first left onto Mercer Avenue and third right onto Springwood Drive.

GROUND FLOOR

Entrance Hall - 15' 4" x 10' 0" (4.69m x 3.07m) The property is entered via an open storm-porch into a welcoming Entrance Hall with neutral walls, a white ceiling with pendant light fitting, a double glazed window to the front aspect, a wall mounted central heating radiator and wooden flooring. There are doors opening into the lounge, sitting room, kitchen, guest cloakroom and stairs rising to the floor above.

Lounge - 24' 4" x 15' 11" (7.44m x 4.87m) The spacious Lounge, which is open-plan to the dining area, has neutral walls with a feature wall-covering to one wall and two darker contrast walls in the modern inglenook fireplace, a white ceiling with coved cornices and twin pendant light fittings, a double glazed uPVC bay window to the front aspect and matching uPVC sliding patio doors to the rear. A wall mounted central heating radiator, an open fire with tiled hearth in the inglenook fireplace with windows to each side, a TV connection point and wooden flooring.

Dining Room - 12' 9" x 11' 7" (3.89m x 3.54m) The formal Dining Room has matching decor to the lounge with neutral walls, a feature wall-covering to one wall and two contrast wall matching the inglenook, a white ceiling with drop pendant light fitting, a double glazed window to the rear aspect with wall mounted central heating below, a serving hatch into the kitchen and wooden flooring.

Kitchen - 14' 4" x 11' 7" (4.39m x 3.54m) The modern Kitchen has grey



walls with a feature wall and neutral tiled splash backs, a white ceiling with recessed spotlights, a double glazed window to the rear aspect, a TV connection point with a wall light above, ample space for a kitchen table and chairs and engineered oak wood flooring. There is a selection of grey/green under-lit wall and base units having wooden countertops inset with a white ceramic one-and-a-half bowl sink, drainer and chrome single lever mixer tap, a four burner gas hob with extractor cooker hood above, a full height oven housing unit fitted with a stainless steel oven, with a combination microwave oven above, space and plumbing for a dishwasher and space for a fridge freezer.

Utility Room - 7' 5" x 5' 9" (2.27m x 1.76m) Conveniently situated off the kitchen is a Utility Room with white decor, a white ceiling with a central light fitting, double glazed window and doors with obscured glass to the side aspect, a wall mounted central heating radiator and engineered oak wood flooring, There is a wood effect counter top inset with a stainless steel bowl and chrome dual lever mixer top, space and plumbing. below for a washing machine and tumble dryer and a shelf with a clothes drying rack above.

FIRST FLOOR

Stairs & Landing - 16' 11" x 6' 0" (5.17m x 1.84m) The Stairs rise from the entrance hallway to the galleried Landing above with pale grey decor, white balustrade, a white ceiling with central light fitting and loft hatch giving access to the roof space, a wall mounted central heating radiator, a fitted carpet and doors opening into the five bedrooms, storage cupboard and family bathroom.

Master Bedroom - 19' 4" x 18' 4" (5.91m x 5.61m) The Master Bedroom has neutral walls with a contrast muted turquoise wall and a feature matching wall-covering, a white ceiling with recessed spotlights, a double glazed window to the front aspect with wall mounted central heating radiator below, a double mirrored wardrobe and neutral fitted carpet. There is a door opening into the en-suite bathroom.

En-Suite Bathroom - 9' 7" x 6' 6" (2.93m x 1.99m) The stylish En-Suite Bathroom has neutral decor with half height white tiling, full height in the shower cubicle, a white ceiling with recessed spotlights, a double glazed window to the side aspect, a wall mounted central heating radiator and solid oak flooring. The white bathroom suite comprises a double ended bath with chrome mixer tap, a mains fed shower in a corner cubicles with glass shower screen sliding door, a pedestal wash hand basin with chrome mixer tap, a low-level close coupled WC with push button flush and a wall mounted chrome heated towel rail.

Bedroom 2 - 15' 2" x 13' 11" (4.63m x 4.25m) The Second Bedroom is blue with a matching contemporary wall covering, a white ceiling with a brass effect track of spotlights, a double glazed window to the rear aspect with a wall mounted central heating radiator below, fitted mirrored wardrobes and a neutral fitted carpet.

Bedroom 3 - 11' 9" x 9' 11" (3.59m x 3.03m) The Third Bedroom has neutral decor with a contemporary contrast wall, a white ceiling with central pendant light fitting, a double glazed window with a wall mounted central heating radiator below, fitted wardrobes and grey fitted carpet.

Bedroom 4 - 11' 9" x 9' 10" (3.59m x 3.01m) The Fourth Bedroom has neutral decor with a feature wall-covering to one wall, a white ceiling with central pendant light fitting, a double glazed bay window to the front aspect with a wall mounted central heating radiator below, fitted wardrobes and neutral fitted carpet.

Bedroom 5 - 10' 7" x 6' 6" (3.24m x 1.99m) The Fifth Bedroom, currently used as an office, has neutral decor, a white ceiling with a central spotlight unit, two double glazed windows to the front aspect with a wall mounted central heating radiator below and burgundy fitted carpet.

Family Bathroom - 8' 7" x 8' 3" (2.64m x 2.54m) The Family Bathroom benefits from white full height ceramic tiling with contrast stripes in the shower area and behind the wash hand basin, a wall mounted extractor fan, a white ceiling with recessed spotlights, a double glazed window with obscured glass to the rear aspect, a wall mounted central heating radiator and wood effect porcelain floor tiles. The white bathroom suite comprises a bath with chrome mixer taps and having hair wash facility, a large shower cubicle with mains fed shower and glass shower screen, a pedestal wash hand basin with chrome single lever mixer tap and a low-level close coupled WC with push button flush.

EXTERIOR

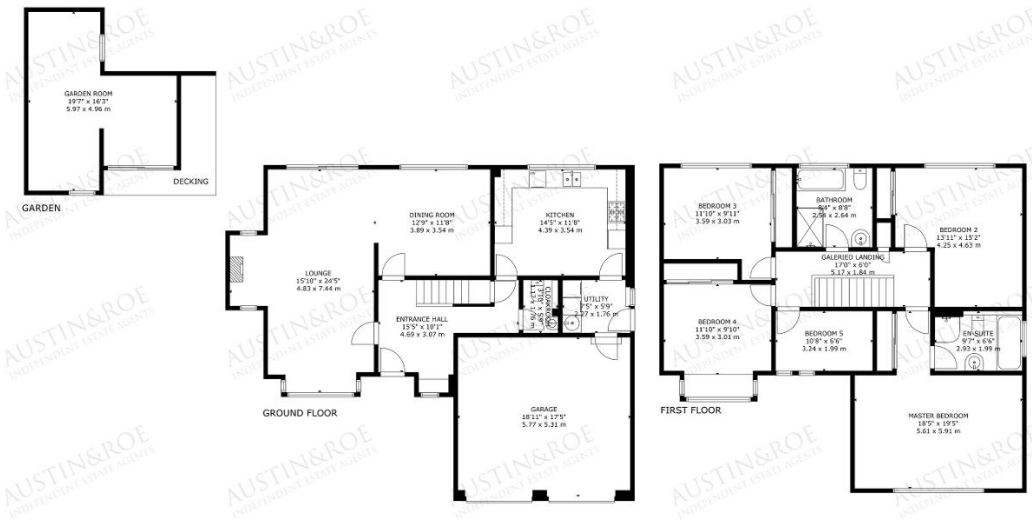
Double Garage - 18' 11" x 17' 5" (5.77m x 5.31m) The double garage benefits from matching up and over doors, power and lighting and there is an inter connecting door into the utility room. Currently used for storage.

Outside Areas - The beautiful garden is on different levels, has a multitude of hard surfaces comprising gravelled areas and paths, a decked area for alfresco dining, block paved areas with paths. There are three vertical railway sleepers that are arranged so that two hammocks can be hung from them in summer. There are lawned areas, raised beds and borders of trees and shrubs, a wooden shed and a garden room. There is a woodland area with wrought iron fencing and the entire garden is surrounded by wooden fencing.

ANNEXE

Garden Room - 19' 7" x 16' 3" (5.97m x 4.96m) The detached Garden Room has white decor, double glazed dual aspect windows and patio doors, a white ceiling with spot light tracking, ample power points and wood effect flooring. There is a covered decked area to the side aspect offering space for seating and dining.





GROSS INTERNAL AREA
 TOTAL: 185 m²/1,992 sq.ft.
 GROUND FLOOR: 80 m²/859 sq.ft. FIRST FLOOR: 105 m²/1,133 sq.ft.
 EXCLUDED AREAS: GARAGE: 31 m²/330 sq.ft. GARDEN: 22 m²/237 sq.ft.
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



ADDITIONAL PHOTOS



ENERGY EFFICIENCY

