



AUSTIN & ROE
INDEPENDENT ESTATE AGENTS

6 BEDROOM DETACHED FOR SALE - £675,000

SADDLER AVENUE, STONE, STAFFORDSHIRE, ST15 8YH



KEY FEATURES

• 6 BEDROOM DETACHED FAMILY HOME • OFF-ROAD PARKING ON DRIVEWAY • SPACIOUS LOUNGE, FORMAL DINING ROOM • OPEN-PLAN FAMILY ROOM/STYLISH KITCHEN • GAMES ROOM WITH BAR • MASTER BEDROOM WITH EN-SUITE SPA BATH • GUEST BEDROOM WITH EN-SUITE • NO UPWARD CHAIN

STONE

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DESCRIPTION

Austin & Roe are delighted to offer For Sale this immaculately presented Six Bedroom Detached Property with off-road parking for numerous vehicles in the sought after area of Aston Lodge. The property is within walking distance of the Market Town of Stone with its railway station, bespoke shops, parks, leisure centre, pubs and eateries, supermarkets and M&S Foodhall.

The property comprises, a Porch, Entrance Hall, Lounge, Dining Room, Guest Cloakroom, Open-Plan Family Room/kitchen, Utility, Games Room with Bar and Office on the Ground Floor; on the First Floor the Landing, upper Hallway, Master Bedroom with balcony, walk-in-wardrobe and En-Suite Bathroom, Guest Bedroom with En-Suite Shower Room, Four further Bedrooms and Family Shower Room. The property benefits from gas central heating and double glazing.

At the front of the property is a driveway, block paved area corner bed with mature shrubs and border with shrubs, adjacent to the house are double wooden gates giving access to the side and rear. There is a paved area which extends down the side of the property and across the rear for alfresco dining and outdoor entertainment, an artificial lawn, steps rising to a second artificial lawn with shrubbery borders with lighting.

Council Tax Band G
Mains Electric
Mains Gas
Mains Water
Mains Sewerage
Broadband
Mobile coverage

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/1-saddler-avenue>

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 Parkway at the traffic island take the second exit and your will find your destination on the lefthand side.

GROUND FLOOR

Porch - The property is approached via a "Tarmacadam" and block paved area through an archway into an open storm Porch with lighting and entrance bell.

Entrance Hall - 13' 5" x 6' 0" (4.11m x 1.84m) The house is entered through a black composite glazed door into a welcoming Entrance Hall with a grey decor and modern grey and neutral wall covering, a white ceiling recessed spotlights, a double glazed leaded window to the front aspect, a wall mounted central heating radiator and off-white porcelain floor tiles. There are doors opening into the lounge, dining room, family room, guest cloakroom, under-stair storage cupboard and stairs rising to the galleried landing above.

Lounge - 18' 6" x 11' 0" (5.65m x 3.37m) The spacious Lounge has pale and dark grey wall coverings, a white ceiling with twin light fittings and coved cornices, a double glazed bay window with leaded glass to the front aspect with wall mounted central heating radiator below, a floor to ceiling double glazed leaded window overlooking the



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rear garden and paved patio area, a second wall mounted central heating radiator with ornate radiator cover, a white stone fireplace inset with electric fire, TV connection point and grey fitted carpet.

Dining Room - 12' 0" x 9' 10" (3.66m x 3.02m) The Formal Dining Room which is currently used as a children's play room, has modern grey and white wall-covering, a white ceiling with central light fitting and coved cornices, a double glazed leaded window to the front aspect with wall mounted central heating radiator below and grey fitted carpet.

Guest Cloakroom - 7' 4" x 3' 0" (2.24m x 0.93m) The Guest Cloakroom, conveniently situated in the entrance hall has blue decor with a "William Morris" style contrast wall covering, white ceiling with recessed spotlights and coved cornices, a double glazed leaded window with obscured glass, a wall mounted central heating radiator and off-white porcelain floor tiles. There is tiling behind the hidden cistern low-level WC with push button flush and matching tiled splash back and side panels to the vanity unit which is inset with a wash hand basin having chrome single lever mixer tap.

Family Room - 25' 3" x 12' 11" (7.71m x 3.94m) The impressive open-plan Family Room has pale grey decor, white pitched ceilings with recessed spotlights and two sky-lights, dual aspect bi-folding doors, a wall mounted grey central heating radiator, TV connection point and off-white porcelain floor tiles. Ample room for dining table and chairs, a lovely light and airy space for bringing outdoors inside. This room is open-plan to the kitchen area.

Kitchen - 16' 7" x 12' 0" (5.08m x 3.68m) The amazing Kitchen has everything, the decor flows through from the family room and offers an array of beautiful pale grey and darker grey full height, base cabinets and island units with medium grey high gloss countertops inset with one-and-a-half-bowl sink, grooved drainer and single lever swan-neck tap with swivel spout, a black glass induction hob with extractor, built-in and integrated appliances including ovens, microwave, dishwasher, fridge-freezer, wine cooler, and a wooden breakfast bar with three long pendant light fittings above.

There is underfloor heating. Doors open into the utility room and the games room.

Utility - 15' 7" x 8' 4" (4.75m x 2.55m) The Utility Room has pale grey decor with a contrast blue wall and blue splash back ceramic tiles, a white ceiling with recessed spotlights, a double glazed leaded window and machine exterior door to the side aspect, a wall mounted central heating radiator and off-white porcelain floor tiles. There is a selection of white high gloss wall and base units, wooden countertops inset with a sink and dual lever chrome mixer tap and an integrated washing machine.

Games Room & Bar - 27' 5" x 19' 0" (8.37m x 5.8m) The Games Room and Bar had been decorated in the on-trend earthy colours, with white ceiling recessed spotlights and three low pendant light fittings over the pool table and the bar, the double glazed windows are fitted with wooden "Venetian" blinds with wall mounted central heating radiators below, TV connection point, fitted wall units and grey porcelain floor tiles. The Bar area is fitted with under cabinets and cooler, behind the bar are fitted units with illuminated shelves above. Imagine partying here and just a short stumble into bed!

Office - 10' 7" x 5' 9" (3.25m x 1.77m) From the Games Room is a door opening into an office which is currently used for storage. The decor is a grey contemporary wall covering, a white ceiling with a three-lamp spot light unit, a double glazed leaded window to the front aspect with a wall mounted central heating radiator below and grey fitted carpet.

FIRST FLOOR

Stairs & Landing - 17' 0" x 5' 10" (5.2m x 1.79m) The Stairs rise with two quarter turns to the Galliered Landing above, white balustrade, a double glazed leaded window half way up the stairs and a pendant light fitting, contemporary grey patterned wall covering and white ceiling with recessed spotlights and loft hatch giving access to the roof space, a wall mounted central heating radiator and grey fitted carpet. There are doors opening into the three bedrooms, airing cupboard and shower room.

Hall - 17' 7" x 10' 5" (5.36m x 3.2m) The Hall continues from the landing, having matching decor, a white ceiling with recessed spotlights and grey fitted carpet. There are doors opening into the other three bedrooms.

Master Bedroom - 20' 9" x 13' 5" (6.35m x 4.09m) The Master Bedroom has grey wall coverings in shades of grey, white ceiling with pendant light fitting and recessed spotlights, a double glazed leaded window with a wall mounted central heating radiator below, "French Doors" opening onto a balcony overlooking the garden 3.90m x 0.98m (12'-10" x 3'-3"), TV connection and grey fitted carpets. There are doors opening into a walk-in-wardrobe and the en-suite bathroom.

Walk-in-Wardrobe - 7' 1" x 7' 0" (2.17m x 2.14m) The Walk-in-Wardrobes have white decor, a white ceiling with central pendant light fitting and grey fitted carpet. There is a central shelf against the back wall with hanging rails above and below.

En-Suite Bathroom - 18' 2" x 9' 4" (5.55m x 2.86m) The En-Suite Shower Room has neutral walls, with half tiling around the bath, wash hand basin and full height tiling in the showering area, a white ceiling with recessed spotlights, a double glazed leaded window with obscured glass to the front aspect, a wall mounted central heating radiator and neutral floor tiles. The white bathroom suite comprises a spa bath, a mains shower with tripple sliding shower screen, a vanity unit with neutral granite effect countertop and white porcelain sink with chrome mixer tap, a bidet and low-level hidden cistern WC with push button flush.

Bedroom 2 - 10' 7" x 10' 6" (3.24m x 3.22m) The Second Bedroom has themed contrasting grey and neutral wall coverings, a white ceiling with recessed spotlights, a double glazed leaded window fitted with modern roller blind with a wall mounted central heating radiator below, a built-in wardrobe and grey fitted carpet. There is a door opening into the en-suite shower room.

En-Suite Shower Room - 10' 1" x 2' 5" (3.09m x 0.76m) The En-Suite Shower Room has white decor with white half height textured tiling

and grey contrast wall covering above, a white ceiling with an extractor fan and recessed spotlights, a wall mounted central heating radiator and grey porcelain floor tiles. The white sanitary ware comprises a shower cubicle lined with water proof shower boarding, an electric shower and a glass shower screen, a wall mounted wash hand basin with chrome single lever mixer tap, hidden cistern WC with push button flush and a fitted cupboard above.

Bedroom 3 - 11' 9" x 10' 5" (3.59m x 3.19m) The Third Bedroom has a grey brick design wall covering with a contemporary wall covering to one wall, a white ceiling with recessed spotlights and coved cornices, a double glazed leaded window to the rear aspect with a wall mounted central heating below and grey fitted carpet.

Bedroom 4 - 11' 9" x 11' 0" (3.59m x 3.36m) The Fourth Bedroom has space themed wall-covering with contrast wall-coverings, a white ceiling with recessed spotlights, a double glazed leaded window to the rear aspect with a wall mounted central heating radiator below and grey fitted carpet

Bedroom 5 - 12' 3" x 7' 10" (3.74m x 2.41m) The Fifth Bedroom has a neutral patterned wall-paper, a white ceiling with recessed spotlights and coved cornices, a double glazed leaded window with fitted roller blind to the rear aspect with a wall mounted central heating radiator below and grey fitted carpet.

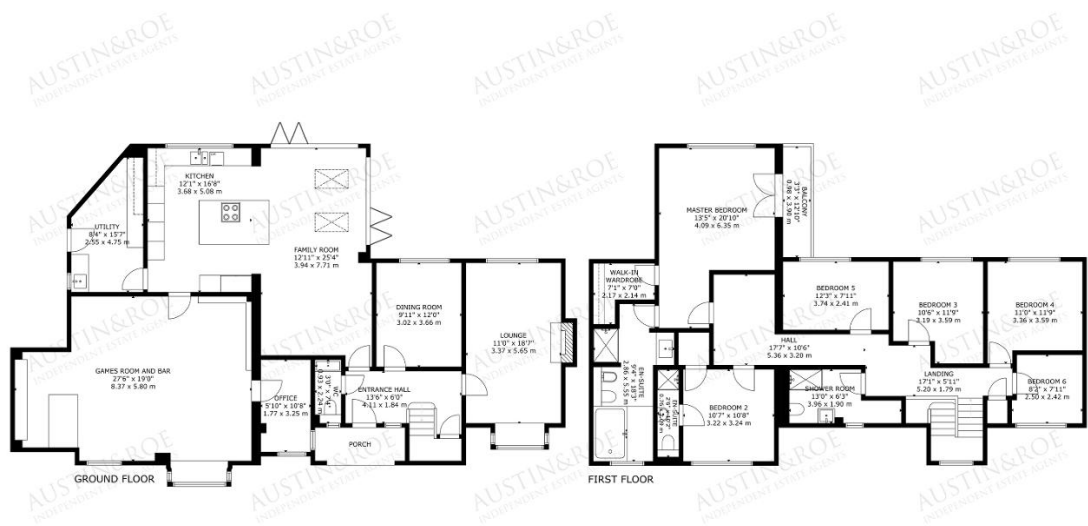
Bedroom 6 - 8' 2" x 7' 11" (2.5m x 2.42m) The Sixth Bedroom is currently used as an office has a neutral patterned wall-covering, white ceiling with central pendant light fitting and coved cornices, a double glazed leaded window with wall mounted central heating radiator and grey fitted carpet.

Family Shower Room - 12' 11" x 6' 2" (3.96m x 1.9m) The stylish modern Shower Room has full height grey ceramic tiling with a neutral parquet wood effect wall covering to one wall, a white ceiling with recessed spotlights and an extractor fan, a double glazed leaded window with obscured glass and parquet wood effect flooring. The white sanitary ware comprises a mains shower with glass shower screen, a wall mounted porcelain sink with a chrome single lever "waterfall" tap, a hidden cistern low-level WC with push button blush and a wall mounted chrome heated towel rail/radiator.

EXTERIOR

Outside Areas - At the front of the property is a "Tarmacadam" driveway with a block paved area to the front entrance, a shrubbery border and mature shrubbery bed. Ample parking space for numerous vehicles. Through the wooden gates adjacent to the house gives access to the private rear landscaped garden on two levels with an artificial lawn on the first level and a paved patio area extending across the rear, for alfresco dining and outdoor entertaining, steps leading up to the second artificial lawn area with a further paved patio area, wooden fencing at different levels with a backdrop of tall hedging, shrubs, trees and illumination.

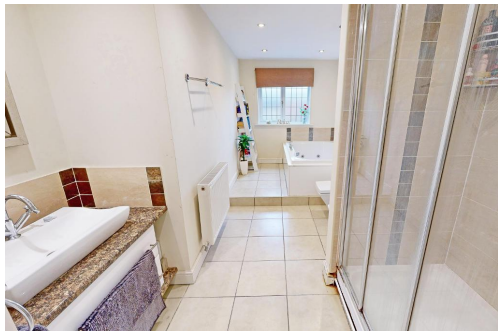




GROSS INTERNAL AREA
TOTAL: 286 m²/3,079 sq ft
GROUND FLOOR: 160 m²/1,725 sq ft FIRST FLOOR: 126 m²/1,354 sq ft
EXCLUDED AREA: BALCONY: 4 m²/41 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



ADDITIONAL PHOTOS



ENERGY EFFICIENCY

