



AUSTIN & ROE
INDEPENDENT ESTATE AGENTS

4 BEDROOM DETACHED FOR SALE - £450,000

DE HAVILLAND, YARNFIELD, STONE, STAFFS, ST15 0SX



KEY FEATURES

• 4 BEDROOM DETACHED HOUSE • DOUBLE GARAGE & DRIVEWAY • SPACIOUS LOUNGE WITH CONSERVATORY • FORMAL DINING ROOM • KITCHEN & UTILITY • MASTER BEDROOM WITH EN-SUITE • GAS CENTRAL HEATING & DOUBLE GLAZING • CLOSE TO LOCAL AMENITIES

STONE

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

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DESCRIPTION

Austin & Roe have great pleasure in offering For Sale this Four Bedroom Detached Property with double garage and gardens, close to local amenities and having easy access to the Motorway Network via the M6.

At the front of the property is a low maintenance garden laid to a gravel bed with shrubs, a "Tarmacadam" driveway to the double garage with parking spaces and a paved path to the front porch. To the rear is a fully enclosed garden mainly laid to lawn with wide borders and paved area extending across the rear of the house and a paved patio area for alfresco dining and outdoor entertaining.

Council Tax Band E.

Mains Electric

Mains Gas

Mains Water

Mains Sewerage

Broadband FTC

Mobile coverage

Flood Risk Low

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/8-de-havilland-drive>

LOCATION

Take the A34 North from Stone and turn left into Yarnfield Lane by the "Wayfarer" Restaurant, proceed up the hill and continue over the Motorway Bridge into Yarnfield, Turn Left onto Ashdale Park then the next left onto De Havilland Drive

GROUND FLOOR

Front Porch - 7' 10" x 3' 9" (2.39m x 1.15m) The property is entered via a glazed brown wooden door into the Front Porch, the walls are exposed brick with a white ceiling having a flush central light fitting, brown uPVC double glazed window panels and porcelain floor tiles. There is a wooden glazed door with obscured glass and matching window panels into the entrance hall.

Entrance Hall - 17' 9" x 8' 11" (5.43m x 2.73m) The welcoming Entrance Hallway has pale grey decor, a white ceiling with twin central light fittings and coved cornices, a wall mounted central heating radiator, under-stair storage cupboard and wooden laminate flooring. There are doors opening into the office, lounge, dining room, kitchen, utility, cloakroom and stairs rising to the floor above.

Lounge - 20' 0" x 11' 0" (6.12m x 3.36m) The spacious Lounge has grey and white decor, a white ceiling with twin light fittings and coved cornices, double glazed windows fitted with 'Venetian' blinds to each side of the fireplace, double glazed patio doors opening into the conservatory, two wall mounted central heating radiators, a wooden fireplace with marble back and hearth inset with a coal effect gas fire, TV connection and cream coloured carpet.

Conservatory - 11' 6" x 9' 1" (3.52m x 2.79m) The Conservatory is constructed on dwarf brick walls plastered and painted in a neutral shade with uPVC double glazed windows above, fitted with vertical blinds matching "French" doors to the side aspect, a polycarbonate vaulted roof with part roof-blind and modern 3-lamp pendant light fitting and laminate flooring.

Dining Room - 12' 7" x 8' 6" (3.86m x 2.61m) The formal Dining Room has neutral decor, a white ceiling with central pendant light fitting and



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coved cornices, a double glazed window fitted with vertical blinds to the front aspect with a wall mounted central heating radiator below, wooden laminate floor and is open-plan to the Kitchen.

Kitchen - 10' 11" x 10' 2" (3.35m x 3.1m) The stylish Kitchen has pale green walls with pale grey tiled splash backs, a white ceiling with coved cornice and a central modern 4 lamp light fitting, a double glazed window fitted with a floral roller blind to the rear aspect, a wall mounted central heating radiator and wooden laminate flooring. There is a selection of white high gloss full height wall and base units with black granite counter top and up-stands inset with a grey composite one-and-a-half-bowl sink, drainer and chrome swan-neck mixer tap, a stainless steel four-burner gas hob with a matching cooker extractor fan above, an integrated dishwasher, built-in double oven and space for a stand alone fridge-freezer.

Utility - 6' 4" x 5' 5" (1.95m x 1.66m) The Utility Room has pale green decor with grey tiled splash back, a white ceiling with flush light fitting, a double glazed exterior door with obscured glass to the rear aspect, a wall mounted "Worcester Bosch" gas central heating boiler and vinyl floor covering. There is a selection of wall and base units with a grey granite effect countertop inset with a stainless steel sink, drainer and chrome swan-neck single lever mixer tap, space and plumbing for a washing machine and tumble dryer.

Office - 11' 0" x 7' 6" (3.36m x 2.29m) The Office/Study has neutral walls, a white ceiling with coved cornice, a three lamp central light fitting and a loft hatch giving access to the roof space, a double glazed window fitted with 'Venetian' blind to the front aspect with a wall mounted central heating radiator below and wooden laminate flooring.

Guest Cloakroom - 6' 4" x 3' 0" (1.95m x 0.93m) The Cloakroom benefits from half height ceramic tiling with floral wall covering above, a white ceiling with a central flush light fitting, a double glazed window with obscured glass and fitted with a 'Venetian' blind to the rear aspect, a wall mounted central heating radiator and vinyl floor covering. The white sanitary ware comprises a vanity unit inset with a wash hand basin having a chrome single lever mixer tap and a low-level close coupled WC with push button flush.

FIRST FLOOR

Stairs & Landing - 9' 4" x 4' 8" (2.86m x 1.43m) The Stairs rise from the entrance hall to the Landing above having pale grey decor, white balustrade and a white ceiling with central light fitting and loft hatch giving access to the roof space, a storage cupboard and neutral fitted carpet. There are doors opening onto the master-bedroom, three further bedrooms and the family bathroom.

Master Bedroom - 13' 0" x 9' 10" (3.97m x 3m) The Master Bedroom has white decor with a contemporary contrast wall, a white ceiling have a central light fitting, a double glazed window fitted with vertical blinds to the front aspect with a wall mounted central heating radiator below, TV connection point and a neutral fitted carpet. There is a door opening into the en-suite shower room.

En-Suite - 6' 8" x 6' 7" (2.05m x 2.01m) The En-Suite Shower Room benefits from full height neutral tiling in the showering area and behind the sanitary ware and half height with a white above to the other wall, a white ceiling with central flush fitting, a double glazed window with obscured glass and fitted with a roller blind, a wall mounted chrome heated towel rail/radiator and grey vinyl floor covering. The white sanitary ware comprises a mains fed shower with glass shower screen and both a 'raindrop' and standard shower head, an inset wash hand basin with chrome single lever mixer tap and low-level close coupled WC with push button flush.

Bedroom 2 - 11' 4" x 11' 1" (3.47m x 3.38m) The Second Bedroom has pale grey and white walls, a white ceiling with a central light fitting, a double glazed window fitted with roller blind to the front aspect with a wall mounted central heating radiator below and pale grey fitted carpet.

Bedroom 3 - 14' 1" x 8' 3" (4.31m x 2.54m) The Third Bedroom has white decor, a white ceiling with central pendant light fitting, a double glazed window fitted with vertical blinds to the rear aspect with a wall mounted central heating radiator below, a built-in wardrobe and grey fitted carpet.

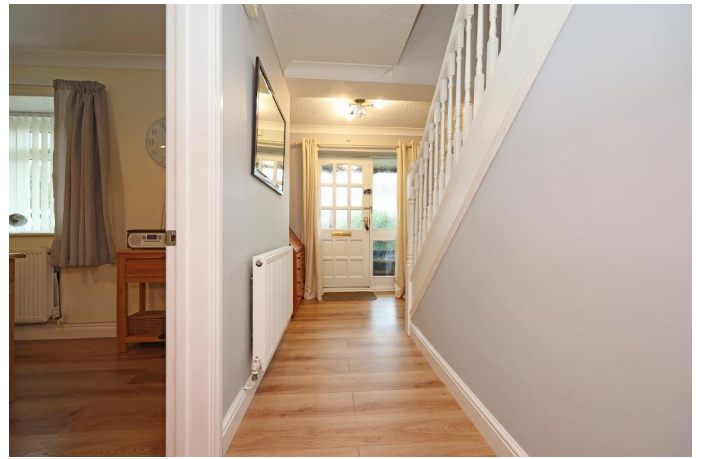
Bedroom 4 - 9' 7" x 5' 11" (2.93m x 1.81m) The Fourth Bedroom has white decor, a white ceiling with a central flush light fitting, a double glazed window fitted with vertical blinds to the front aspect with a wall mounted central heating radiator below and neutral fitted carpet.

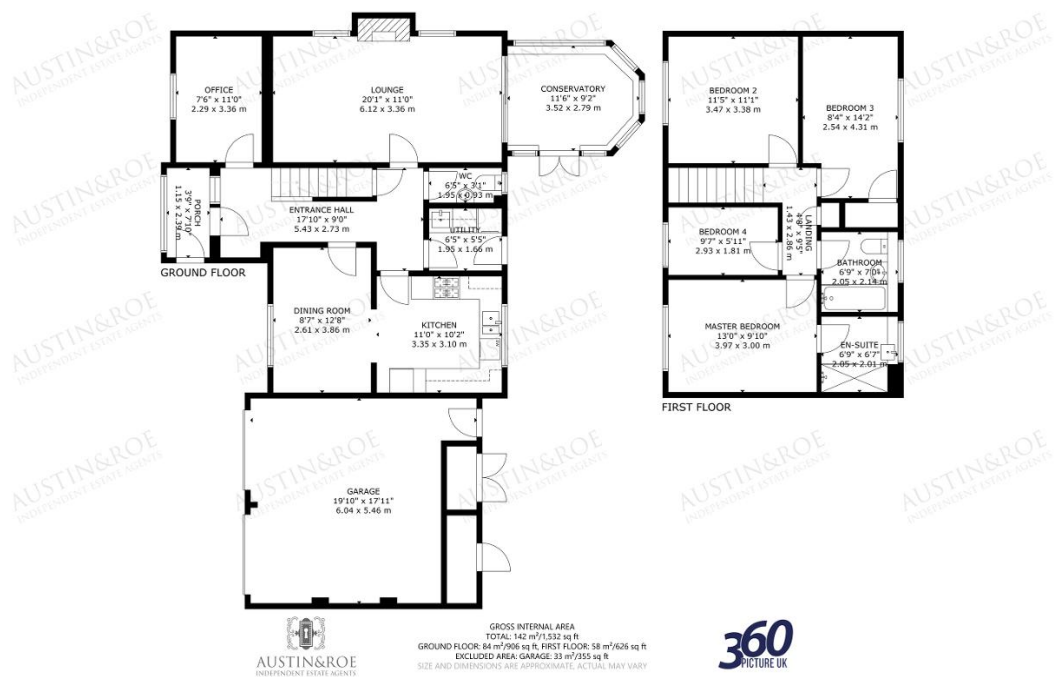
Family Bathroom - 7' 0" x 6' 8" (2.14m x 2.05m) The Family Bathroom benefits from full height ceramic tiling in the bathing and showering area, half height behind the sanitary ware with pale green walls above, a white ceiling with central flush light fitting and extractor fan, a double glazed obscured glass window fitted with roller blind to the rear aspect, a chrome wall mounted heated towel rail/radiator and vinyl floor covering. The white bathroom suite comprises a shower bath with glass short screen and bath a 'raindrop' and hand held shower head, a vanity unit inset with a wash hand basin with chrome single lever mixer tap and a low-level, close coupled WC with a push button flush.

EXTERIOR

Double Garage with storage - 19' 9" x 17' 10" (6.04m x 5.46m) Attached to the property is a double garage with matching up-and-over garage doors, benefitting from power and lighting, with an exterior door into the rear garden and two storage cupboards accessed from the rear garden.

Outside Areas - At the front of the property is a good sized driveway providing parking for more than two vehicles in front of the garages, a low maintenance garden laid to gravel with shrubs, a path leading to the front entrance. To the rear of the property is a garden laid to lawn with paving around the rear of the property widening to form a patio area for alfresco dining and outdoor entertaining. a garden laid to lawn with wide borders filled with plants and shrubs, a second paved and gravel area with gazebo. The garden is big enough to have sun most of the day.





ADDITIONAL PHOTOS



ENERGY EFFICIENCY

