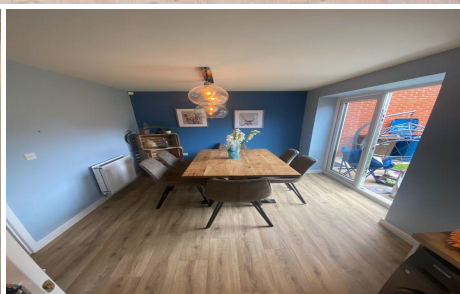
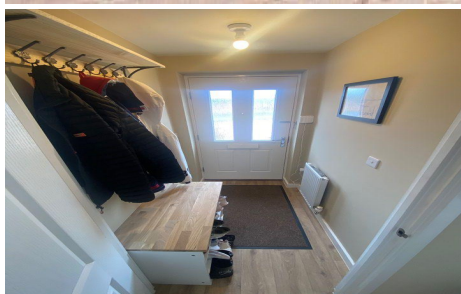
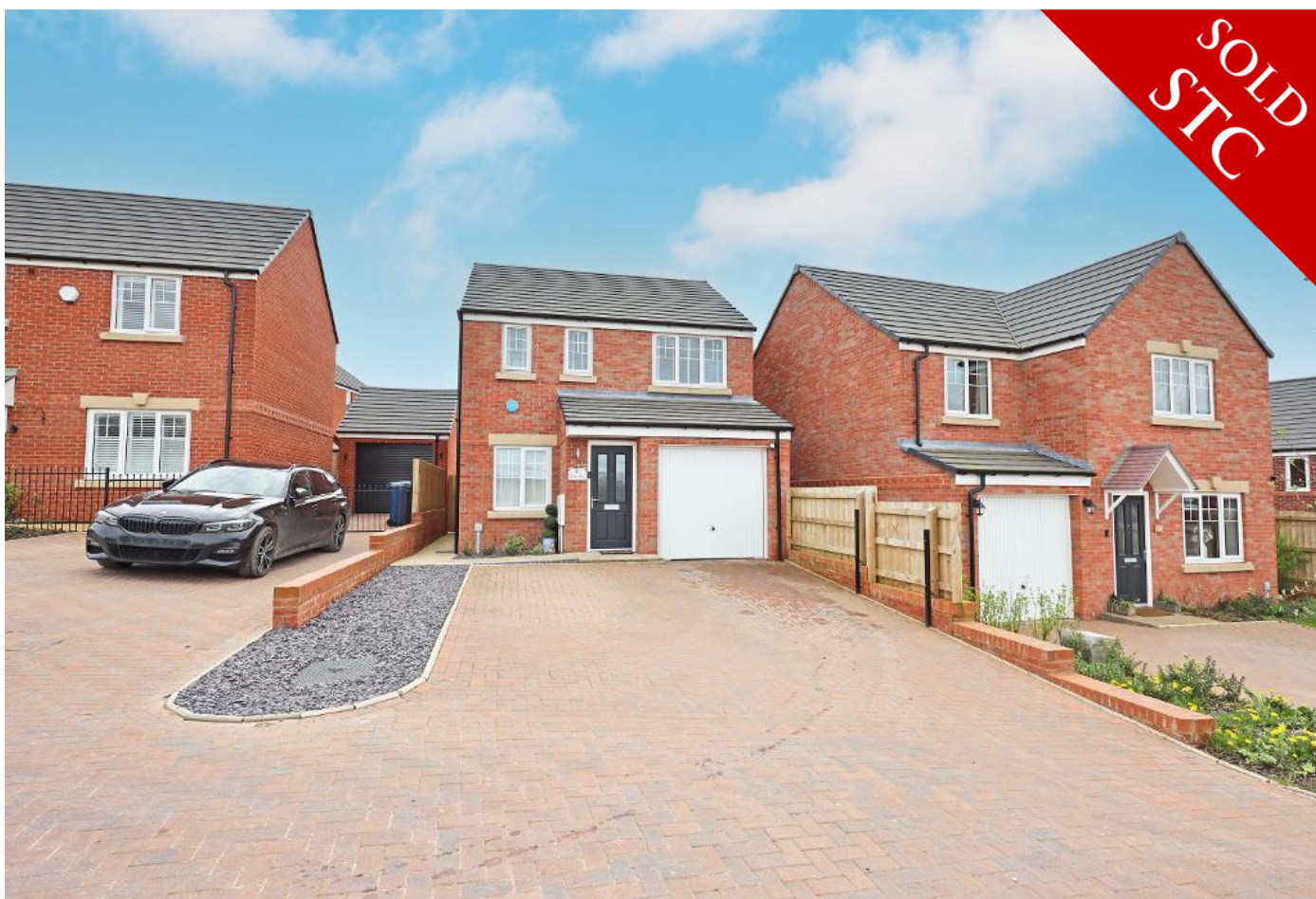




AUSTIN & ROE  
INDEPENDENT ESTATE AGENTS

3 BEDROOM DETACHED FOR SALE - £275,000

HARRIS VIEW, UDALL GRANGE, STONE, STAFFORDSHIRE, ST15 0WU



## KEY FEATURES

• THREE BEDROOM DETACHED PROPERTY • INTEGRAL GARAGE AND DRIVEWAY • SPACIOUS LOUNGE • KITCHEN DINER • GUEST CLOAKROOM • ENSUITE IN BEDROOM ONE • FAMILY BATHROOM • GAS CENTRAL HEATING & DOUBLE GLAZING



## DESCRIPTION

Austin & Roe are please to bring to the Sales Market this Three Bedroom Detached Property, with integral garage and driveway for off road parking on the popular Udall Grange Estate.

The property comprises an Entrance, Lounge, Inner Hall, Guest Cloakroom and Kitchen/Diner on the first floor; on the second floor is the Landing, Master Bedroom with en-suite, Two further Bedrooms and Family Bathroom. The property benefits from an integral garage, gas central heating and double glazing.

At the front of the property is an impressive block paved driveway with slate border and paved area in front of the entrance which extends across the front of the property and down the side to a wooden gate, which opens onto the rear garden which is laid to lawn with a paved patio area for alfresco dining and outdoor entertainment. The entire garden is surrounded by well maintained wooden fencing.

## LOCATION

Leave Stone by Stafford Road, at the Walton traffic island on the A34 take the second exit onto the Eccleshall Road, at the next island turn right onto Myatt Avenue and fourth right into Brassington Road, continue and turn right into Astral Way and right again into Harris View, where you will find your destination.

## GROUND FLOOR

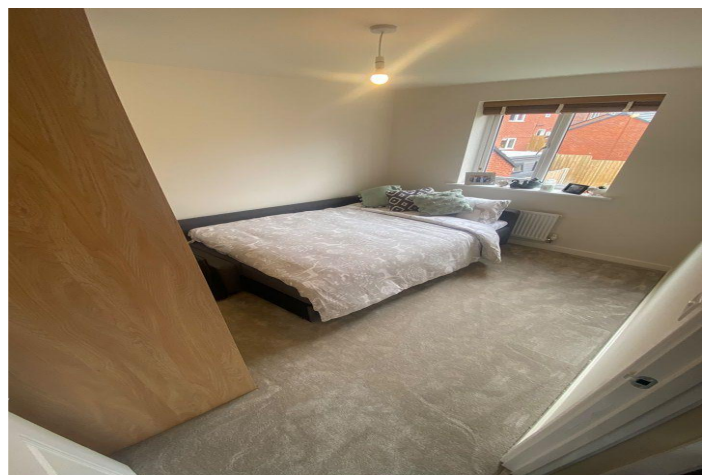
**Entrance - 4' 8" x 3' 8" (1.43m x 1.14m)** The property is entered through a black composite glazed door into a small but welcoming Entrance Hall, with neutral walls, a white ceiling with central light fitting, a wall mounted central heating radiator, a plinth with coat hooks and wood effect flooring. There is a door opening into the lounge.

**Lounge - 16' 4" x 10' 7" (4.98m x 3.25m)** the spacious Lounge has neutral decor with contrast alcoves and a texture tiled chimney breast inset with an modern glass heater, a white ceiling with central pendant light fitting, a double glazed window fitted with "Venetian" blinds and a wall mounted central heating radiator below and grey fitted carpet. There is a door opening into the inner hall.

**Hall - 6' 5" x 5' 7" (1.97m x 1.71m)** The Inner Hall has neutral decor, a white ceiling with a central light fitting, a wall mounted central heating radiator with a shelf above and wood effect flooring. There are doors opening into the guest cloakroom, kitchen/diner and stairs rising to the floor above.

**Kitchen/Diner - 19' 1" x 7' 8" (5.82m x 2.35m)** The Kitchen Diner has pale blue walls, with a white ceiling having recessed spot lights in the food prepsration area and a pendant light fitting in the dining area, a double glazed window and "French" doors to the rear aspect, a wall mounted central heating radiator, and wood effect flooring. there is a selection of white wall and base units with wood effect counter tops and upstand inset with a one-and-a-half bowl sink drainer and chrome mixer tap, a four burner black glass induction hob with matching splash back, an oven below and an extractor cooker hood above, an integrated dishwasher and space and plumbing for a washing machine, dryer and fridge.freezer. There is ample room for a table and chairs.

**Cloakroom - 6' 10" x 2' 11" (2.11m x 0.9m)** The Guest Cloak Room has vibrant blue walls with white half height brick tiling, a white ceiling with central light fitting and extractor fan, a wall mounted central heating radiator and wooden flooring. The white sanitary ware comprises a pedestal wash hand basin with chrome single lever mixer tap and a low-level close coupled WC with push button flush.



## STONE

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## FIRST FLOOR

**Stairs & Landing - 6' 0" x 4' 7" (1.85m x 1.41m)** The Stairs rise with two quarter turns to the landing above with neutral walls, a white balustrade, a white ceiling with central light fitting and neutral fitted carpet. There are doors opening in to the three bedrooms, a storage cupboard and the family bathroom.

**Master Bedroom - 14' 2" x 9' 6" (4.33m x 2.92m)** The Master Bedroom has white decor with half height wooden panelling to one wall, a white ceiling with a central pendant light fitting, two double glazed windows fitted with "Venetian" blinds to the front aspect, a wall mounted central heating radiator, fitted mirrored wardrobe and neutral fitted carpet. There is a door opening into the en-suite shower room.

**En-Suite - 7' 1" x 4' 5" (2.18m x 1.35m)** The En-Suite has grey walls with half height white ceramic tiling (full height in the shower). an extractor fan, a white ceiling with central light fitting, a double glazed window with obscured glass and fitted with "Venetian Blinds to the front aspect having a wall mounted chrome heated towel rail/radiator below and wood effect flooring. The white sanitary ware comprises a mains fed shower with glass shower screen, a white pedestal wash hand basin with chrome single lever mixer tap and a low-level close coupled WC with push button flush.

**Bedroom 2 - 9' 4" x 8' 8" (2.86m x 2.66m)** The Second Bedroom has neutral decor, a white ceiling with central light fitting, a double glazed window fitted with "Venetian Blinds to the rear aspect with a wall mounted central heating radiator below, a built-in mirrored wardrobe and neutral fitted carpet.

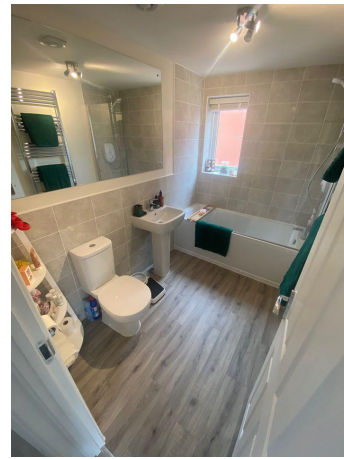
**Bedroom 3 - 9' 10" x 8' 1" (3.01m x 2.47m)** The Third Bedroom has neutral decor, a white ceiling with central light fitting, a double glazed window fitted with "Venetian Blinds to the rear aspect with a wall mounted central heating radiator below, TV connection point and neutral fitted carpet.

**Bathroom - 8' 8" x 4' 11" (2.66m x 1.52m)** The Family bathroom has neutral walls with half height white ceramic tiling (full height in the bathing area), a white ceiling with central light fitting and extractor fan, a double glazed window with obscured glass and fitted with "Venetian Blinds to the side aspect, a wall mounted chrome heated towel rail/radiator and wood effect flooring. The white bathroom suite comprises bath with chrome single lever mixer tap with a main fed shower above and glass shower screen, a white pedestal wash hand basin with chrome single lever mixer tap and a low-level close coupled WC with push button flush.

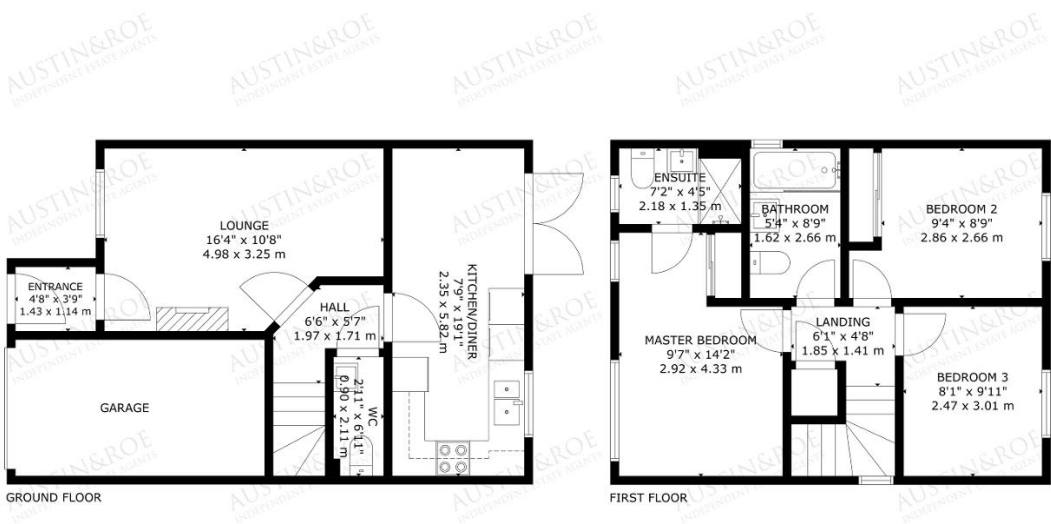
## EXTERIOR

**Garage -** The garage has a white up-and-over door and benefits from light and power.

**Outside Areas -** At the front of the property is an impressive block paved driveway with ample parking for two cars and has a slate border and paved area in front of the entrance which extends across the front and down the side to a wooden gate. The gate opens onto the rear garden which is laid to lawn with a paved patio area for alfresco dining and outdoor entertainment. The entire garden is surrounded by well maintained wooden fencing which makes a safe environment for children and offers privacy.







GROSS INTERNAL AREA  
TOTAL: 82 m<sup>2</sup>/877 sq.ft  
GROUND FLOOR: 38 m<sup>2</sup>/405 sq.ft, FIRST FLOOR: 44 m<sup>2</sup>/472 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



ENERGY EFFICIENCY

