



AUSTIN & ROE
INDEPENDENT ESTATE AGENTS

5 BEDROOM DETACHED FOR SALE - £630,000
OULTON ROAD, STONE, STAFFORDSHIRE, ST15 8DX



KEY FEATURES

- 5 BEDROOM DETACHED WITH GARAGE • SPACIOUS LOUNGE • OPEN-PLAN DINING AREA AND KITCHEN • MASTER BEDROOM WITH EN-SUITE • MODERN FAMILY BATHROOM • GAS CENTRAL HEATING & DOUBLE GLAZING • PRIVATE COURTYARD AND GARDEN BEYOND • CLOSE TO TOWN & STATION

DESCRIPTION

Austin & Roe are pleased to offer For Sale this immaculately presented Five Bedroom Detached House with Garage offering off road parking on the driveway and within walking distance of the Town, Station and Schools.

The property comprises an Entrance Hall, Lounge, Open-Plan Dining Area and Kitchen, Rear Porch and Guest Cloakroom on the Ground Floor; on the First floor is the Landing, Master Bedroom with En-Suite Shower Room, Four further Bedrooms and Family Bathroom. The property benefits from double glazing, gas central heating and the hot water system is via a mains pressure unvented cylinder (no loft header tank and better shower pressure).

At the front of the property is a shingle driveway with an adjacent garden laid to lawn with shrubbery border, a wooden fence to one side and a mature coniferous hedge to the other. At the rear is a fully enclosed courtyard area for alfresco dining and outdoor entertainment. Beyond the courtyard is a garden laid to lawn with trees and shrubs, an out building, garden shed, paved area with gazebo and is completely surrounded by a tall well maintained hedge.

Mains Electricity & Gas

Mains Water, Drainage & Sewerage

Broadband: VIRGIN MEDIA 1gb cable broadband, and potential for fibre optic broadband to the premises (fttp)

Mobile Coverage

Low Risk of Flooding.

You can view the virtual tour of this lovely property on our website, Rightmove, On-The-Market or the internet by typing the following link into your browser:

<https://my.360picture.uk/tour/95-oulton-road>

LOCATION

Take Radford Street out of Stone at the traffic Lights on the bridge turn left and first right onto Oulton Road, continue and you will find the property on your right .

GROUND FLOOR

Entrance Hall - 14' 3" x 11' 1" (4.36m x 3.39m) The property is entered through an open arched porch and a wooden glazed door with transom leaded window and leaded window panels to each side into a welcoming Entrance Hall with pale grey decor, a white ceiling with recessed spotlights and coved cornices, a wall mounted central heating radiator fitted with an ornate cover, an open under-stair storage area 1.79m x 0.89m (5'-10" x 2'-11") fitted with a storage unit and clothes hooks and chequered porcelain floor tiles. There are doors opening into the lounge, dining area and stairs rising to the floor above.

Lounge - 15' 7" x 12' 2" (4.76m x 3.73m) The spacious Lounge has pale grey decor, a white ceiling with a central pendant light fitting and coved cornices, a double glazed bay window fitted with louvred shutters to the front aspect with a wall mounted central heating radiator below a second double glazed window with obscured glass to the side aspect, an off-white stone fireplace inset with a wood burning inset cassette stove, mounted on a black granite hearth, a TV point and parquet flooring.

Dining Area - 11' 3" x 10' 11" (3.43m x 3.34m) The Dining Area is open-plan to the kitchen and has white decor, a white ceiling with two



spot light fittings and a low pendant light fitting, a double glazed window to the rear aspect fitted with a bench, a built-in storage cupboard with double doors, a grey wall mounted vertical central heating radiator and parquet flooring flowing into the food preparation area. There is a door opening into the rear porch.

Kitchen - 15' 7" x 12' 2" (4.75m x 3.73m) The modern fitted kitchen has white and pale grey decor, a white ceiling with recessed spotlights, a double glazed "French" doors with windows to each side onto the paved courtyard area, a grey wall mounted vertical central heating radiator and parquet style flooring. There is a selection of white under lit wall units with blue contrasting full height and base units with white "Quartz" grooved countertop inset with a stainless steel sink and chrome swan-neck single lever boiling water/ cold filter water tap, a built-in double oven and microwave, fridge freezer and wine rack and an integrated dishwasher. There is a matching island unit with an undercounted wine cooler, the countertop is inset with a black glass induction hob and an extractor cooker hood above. The white "Quartz" countertop extends beyond the units to form a breakfast bar.

Rear Porch - 4' 7" x 4' 5" (1.41m x 1.36m) The Rear Porch has pale sage green and grey decor, a white ceiling with a flush central light fitting and black porcelain floor tiles. There is a doors opening into the cloakroom, rear of the garage and to the Courtyard area.

Guest Cloakroom - 4' 7" x 3' 8" (1.41m x 1.12m) The Guest Cloakroom has pale sage green decor, a white ceiling with coved cornices and a central light fitting, a double glazed window with obscured glass to the rear aspect, a wall mounted central heating radiator and black porcelain floor tiles. The white sanitary ware comprises a wall mounted sink with chrome single lever mixer tap and a low-level close coupled WC with a push button flush.

FIRST FLOOR

Stairs & Landing - 12' 0" x 7' 7" (3.67m x 2.32m) The Stairs rise from the entrance hall to the Landing above, having pale grey decor, a white balustrade with wooden newel caps and hand rail, a white ceiling with twin pendant light fittings, a loft hatch giving access to the roof space and coved cornices, a grey striped stair carpet and a fitted landing carpet.

Master Bedroom - 14' 2" x 12' 0" (4.33m x 3.67m) The Master Bedroom has a pale grey decor, a white ceiling with twin pendant light fittings and coved cornice, a double glazed bay window fitted with louvred shutters to the front aspect with a wall mounted central heating radiator below and pale grey fitted carpet. There is a door opening into the en-suite shower room.

En-Suite - 7' 7" x 3' 9" (2.34m x 1.15m) The En-Suite shower room benefits from full height off-white ceramic tiles, with contrast textured tiles in the niche and the showering area, a double glazed window with obscured glass to the side aspect, a chrome vertical central heating radiator, under-floor heating and porcelain floor tiles.

The white sanitary ware comprises a mains fed shower with both a raindrop and bar shower head and a glass shower screen, a wall mounted vanity unit with inset wash hand basing and a low-level hidden cistern WC with push button flush.

Bedroom 2 - 12' 0" x 11' 11" (3.67m x 3.64m) The Second Bedroom has pale grey decor, a white ceiling with pendant light fitting, a double glazed bay window to the rear aspect with wall mounted central heating radiator below and pale grey fitted carpet.

Bedroom 3 - 11' 6" x 10' 7" (3.51m x 3.23m) The Third Bedroom has pale grey decor with a pale blue contrast wall, a white ceiling with pendant light fitting and coved cornices, a double glazed window fitted with a "Roman" blind to the front aspect with a wall mounted central heating radiator below and a grey fitted carpet.

Bedroom 4 - 11' 6" x 10' 5" (3.51m x 3.19m) The Fourth Bedroom has pale grey decor with a white ceiling having coved cornices and a pendant light fitting, dual aspect double glazed windows fitted with "Roman" blinds, a wall mounted central heating radiator and pale grey fitted carpet.

Bedroom 5 - 8' 2" x 7' 10" (2.5m x 2.41m) The Fifth Bedroom/Office has pale grey decor, a white ceiling with coved cornice and a pendant light fitting, a double glazed window fitted with a "Venetian" blind to the front aspect with a wall mounted central heating radiator below and varnished floorboards.

Family Bathroom - 8' 2" x 7' 10" (2.5m x 2.41m) The Family Bathroom benefits from full height white tiling with a narrow contrast border tile, a white ceiling with coved cornices and a central chrome four-lamp spotlight fitting, a double glazed window with obscured glass and roller blind to the rear aspect, a wall mounted chrome central heated towel rail/radiator and porcelain floor tiles. The white bathroom suite comprises a claw foot bath tub with chrome mixer tap and hair wash facility, a large shower tray with mains fed shower, both raindrop and standard shower head and glass shower screen, a white pedestal wash hand basin with traditional taps, and a low-level WC with lever flush.

EXTERIOR

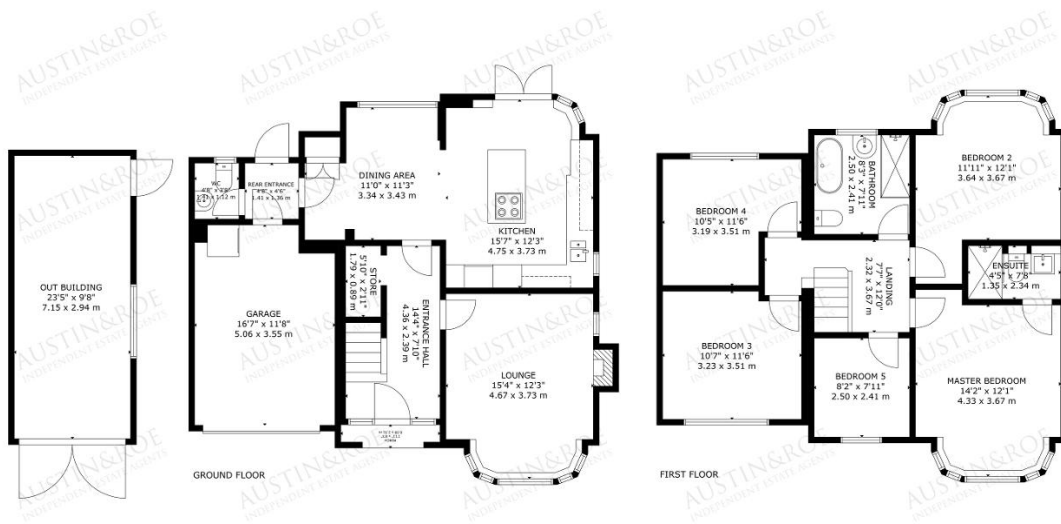
Garage - 16' 6" x 11' 7" (5.05m x 3.55m) The Garage which is attached to the house has electric doors, a rear door opening into the rear porch, benefits from power and lighting, has space and plumbing for a washing machine and tumble dryer, and the gas boiler and hot water tank are housed here.

Out-Building 2nd Garage - 23' 5" x 9' 7" (7.15m x 2.94m) The original garage is now an outbuilding, has double doors at the front, a window and door to the side aspect, benefit from power and lighting. This is a great space for winter storage of garden furniture, etc.

Outside Areas - The property is approached from Oulton Road through the open gateway onto a shingle drive which extends round to the front of the property and makes a path down the side to a wooden gate, with a thick hedge to onside and a mature front lawn with shrubbery

borders and a wooden fence at the other. At the rear of the property is a walled courtyard, which is illuminated making it the perfect place for alfresco dining and outdoor entertaining there is an archway through to a large garden laid mainly to lawn with a surrounding hedge, shed, play area for the children, small vegetable plot and a paved area with gazebo which has mains electricity for lighting, entertainment, mowing the lawn, etc and for a little peace and quiet.





GROSS INTERNAL AREA
TOTAL: 139 m²/1491 sq.ft.
GROUND FLOOR: 61 m²/653 sq.ft. FIRST FLOOR: 76 m²/830 sq.ft.
EXCLUDED AREAS: GARAGE: 17 m²/188 sq.ft.
OUT BUILDING: 21 m²/226 sq.ft. PORCH: 1 m²/12 sq.ft.
SEE AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY



ADDITIONAL PHOTOS



ENERGY EFFICIENCY

