



AUSTIN & ROE  
INDEPENDENT ESTATE AGENTS

4 BEDROOM DETACHED FOR SALE - £730,000  
OULTON ROAD, STONE, STAFFORDSHIRE, ST15 8DR



## KEY FEATURES

• 4 BEDROOM DETACHED WITH GARAGE & DRIVE • SPACIOUS OPEN PLAN LIVING & DINING ROOM •  
MODERN KITCHEN & UTILITY • CONSERVATORY • MASTER BEDROOM WITH EN-SUITE • MODERN FAMILY  
BATHROOM • GAS CENTRAL HEATING AND DOUBLE GLAZING • WALKING DISTANCE OF TOWN & STATION



## DESCRIPTION

Austin & Roe have great pleasure in offering for Sale this immaculately presented Four Bedroom Detached Family House with Garage and ample off road parking on the driveway; within walking distance for the local schools, town centre and railway station

The property comprises the Entrance Hall, Living Area, Dining Area, Kitchen, Utility, Conservatory and Guest Cloak Room on the Ground Floor; on the First Floor is the Landing, Master Bedroom with En-suite, Three further Bedrooms and the Family Bathroom. The property benefits from Gas Central heating and Double Glazing.

At the front of the property is a large block paved driveway allowing parking for four cars, a wide shrubbery border to one side and a draft brick and stone wall to the other with shrubs. There is a path down the side of the house leading to the private rear garden, with a paved patio area for alfresco dining and outdoor entertainment, a large garden laid to lawn with mature shrubbery to one side and a well maintained hedge to the other, beyond the lawn is a paved path across the garden disappearing into a shrubbery with a second lawned garden with a shed and a backdrop of trees.

The Council Tax Band is F

Mains Electricity and Gas  
Mains Water, Drains and Sewerage.  
Low Risk of Flooding  
Broad Band FTTC  
Mobile coverage.

## LOCATION

Leaving Stone on Radford Street, continue turning left over the bridge and first right into Oulton Road, you will find your property on the right hand side.

## GROUND FLOOR

**Entrance Hall - 22' 4" x 6' 0" (6.81m x 1.83m)** The property is entered via an open storm porch through a wooden glazed door with matching glazed side panels into an impressive Entrance Hall, with white decor, a white dado rail, a white ceiling with coved cornice and twin light fittings, a wall mounted central heating radiator with wooden shelf above and neutral striped fitted carpet. There are doors opening into the lounge, kitchen, guest cloakroom and stairs rising to the Landing above.

**Living Room Area - 21' 9" x 11' 4" (6.63m x 3.46m)** The Spacious Lounge has neutral decor with wall lights to one wall and an archway into the dining area, a white ceiling with ornate coved cornice and twin light fitting, a double glazed bay window with wall mounted central heating radiator below, an ornate white fire surround with white marble backing and matching hearth tiles, a TV connection point and neutral fitted carpet.

**Dining Area - 12' 5" x 11' 5" (3.79m x 3.49m)** The Dining Area is open to the lounge area through an archway and has neutral decor with wall lights, a white ceiling with an ornate coved cornice and central light fitting, a wall mounted central heating radiator with a wooden shed above and sliding patio doors to the rear aspect and neutral fitted carpet.

**Kitchen - 15' 3" x 15' 1" (4.65m x 4.6m)** The fitted Kitchen has white decor with neutral mosaic splash backs, a white ceiling with recessed spotlights, an opening into the conservatory, a wall mounted radiator



and porcelain floor tiles. There is a selection of white wall and base units with wooden countertops inset with a beige composite sink, drainer and a mixer tap, a corner stand-alone gas cooker with fitted extractor cooker hood above, and an integrated dishwasher. There is ample room for a kitchen table and chairs and a door opens into the utility room.

**Utility - 9' 3" x 6' 8" (2.84m x 2.04m)** The Utility room has neutral decor, a white ceiling with a fluorescent strip light, an exterior wood effect glazed uPVC exterior door to the side aspect, a wall mounted central heating radiator and porcelain floor tiles. There is a selection of wall and base units with a wooden counter top inset with a composite sink, drainer and mixer tap, a wall mounted central heating boiler, space and plumbing for both a washing machine and tumble dryer and space for a fridge freezer.

**Conservatory - 15' 1" x 9' 7" (4.6m x 2.94m)** The Conservatory has an exposed brick wall with a wall light, the other walls are dwarf with wooden double glazed glass panels above and wooden cills, a polycarbonate vaulted roof, "French" doors opening onto the paved patio area, a wall mounted central heating radiator, a TV connection point and neutral fitted carpet.

**Guest Cloakroom** - The Guest Cloakroom benefits from half height white ceramic tiles with a floral wall covering above, a white ceiling with a central light fitting and extractor fan, a wall mounted central heating radiator and neutral porcelain floor tiles. The white sanitary ware comprises a low-level close coupled WC with a push button flush and a vanity unit inset with a sink having a chrome single lever mixer tap.

## FIRST FLOOR

**Stairs & Landing - 13' 6" x 6' 0" (4.12m x 1.83m)** The Stairs rise to the Landing above with wooden balustrade and white decor with wall lights, a white ceiling with loft hatch giving access to the roof space above, a wall mounted central heating radiator, fitted wardrobes and fitted carpets. There are doors opening into the four bedrooms and family bathroom.

**Master Bedroom - 22' 2" x 11' 2" (6.76m x 3.42m)** The spacious Master Bedroom has cream and white decor with central dado rail, a white ceiling with twin light fittings, a double glazed bay window to the front aspect with a wall mounted central heating radiator below, TV connection point and neutral fitted carpet. There is a door opening into the en-suite shower room.

**En-Suite to Master Bedroom - 6' 4" x 6' 0" (1.94m x 1.83m)** The En-Suite to the master bedroom benefits from full height neutral ceramic tiling with wall lights, a white ceiling, a double glazed window with obscured glass to the side aspect, a wall mounted central heating radiator with towel rail and neutral fitted carpet. The white sanitary ware comprises a corner mains fed shower with both 'raindrop' and standard shower heads and glass shower screen doors, a wall mounted wash hand basin with a chrome single lever mixer tap and a low-level close coupled WC with a push button flush.

**Bedroom 2 - 14' 3" x 12' 4" (4.35m x 3.76m)** The Second Bedroom has grey and white decor with a dado rail, a white ceiling with central light fitting, a double glazed window to the rear aspect with a wall mounted central heating radiator below, ample room for wardrobes and neutral fitted carpet.

**Bedroom 3 - 12' 4" x 12' 2" (3.76m x 3.71m)** The Third double Bedroom has white decor, a white ceiling with a central pendant light fitting, a double glazed window to the rear aspect with a wall mounted central heating radiator below, ample space for two wardrobes and neutral fitted carpet.

**Bedroom 4 - 18' 6" x 8' 9" (5.65m x 2.67m)** The Fourth Double Bedroom has a white decor, a white ceiling with central pendant light fitting, a double glazed window to the front aspect with a wall mounted central heating radiator below, fitted wardrobes, a TV connection point and a neutral fitted carpet.

**Family Bathroom - 9' 1" x 8' 9" (2.79m x 2.67m)** The impressive family bathroom benefits from full height neutral ceramic tiling with contrast border tiles, a white ceiling with recessed spotlights and coved cornices, a double glazed window with obscured glass to the side aspect, a wall mounted white heated towel/rail radiator, and neutral porcelain floor tiles. The white bathroom suite comprises a double ended bath with central chrome mixer tap and hair wash facility, a wall mounted wash hand basin with towel rail below and fitted with chrome single lever mixer tap and a low-level close coupled WC with push button flush.

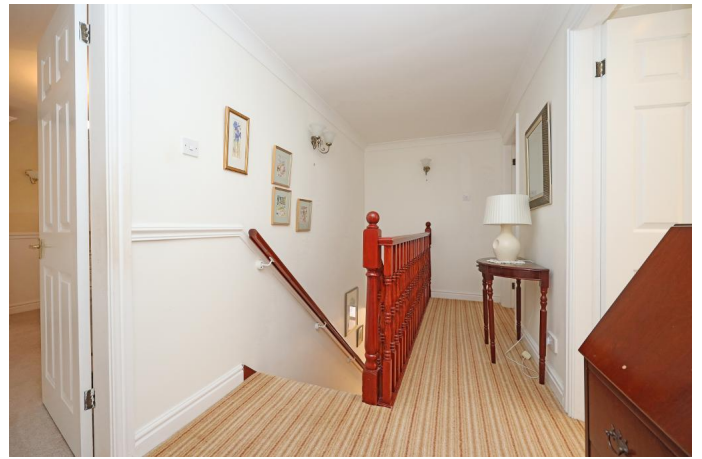
## EXTERIOR

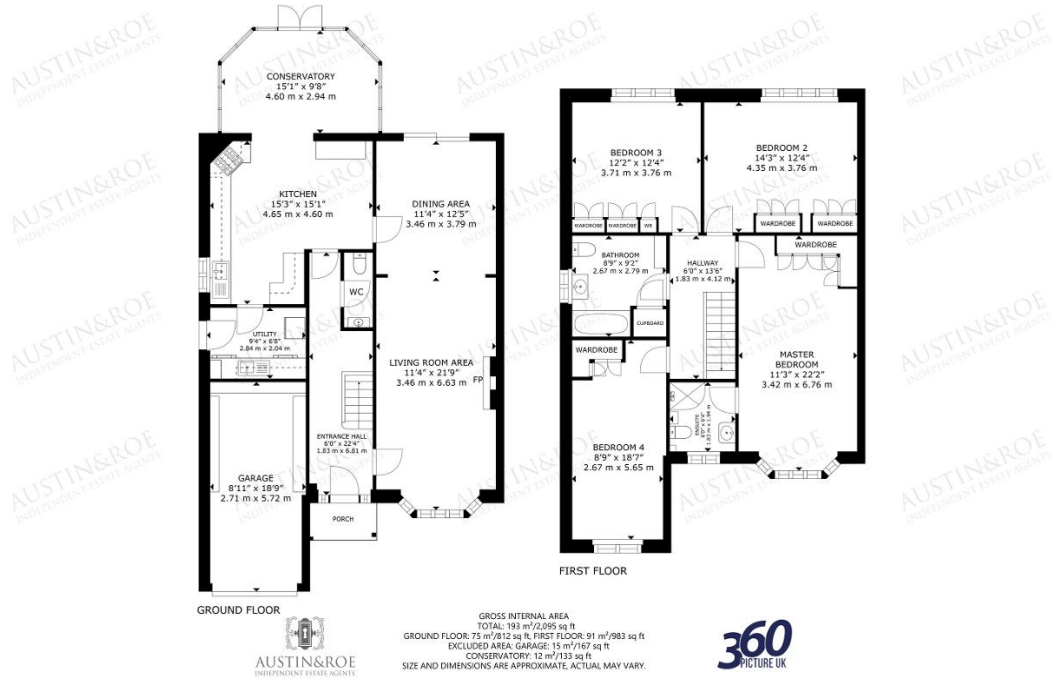
**Garage - 18' 9" x 8' 10" (5.72m x 2.71m)** The integrated garage is fitted with an up-and-over door, shelving to the interior, power and lighting.

**Outside Areas** - The property is sited on a large plot with an impressive block paved drive to the front and having a border of shrubs to one side and a dwarf wall and hedge to the other. There is a pathway down the side of the property leading to the enclosed rear garden.

At the rear is a large paved patio giving a space for alfresco dining and outdoor entertainment, a traditional lawn area with well stocked borders, hedge and a paved path, half-way down the garden is a slightly raised paved and gravelled area with second garden beyond, having a lawn with borders a wooden garden shed, a well maintained hedge, shrubs, fencing and a backdrop of trees. Ample room if you wished to make the second area a vegetable plot.







ADDITIONAL PHOTOS



ENERGY EFFICIENCY

