



AUSTIN & ROE
INDEPENDENT ESTATE AGENTS

3 BEDROOM DETACHED FOR SALE - £340,000

STAINES COURT, ASTON LODGE, STONE, STAFFORDSHIRE, ST15 8XF



KEY FEATURES

- 3 BEDROOM DETACHED HOUSE • MASTER BEDROOM WITH EN-SUITE • CONSERVATORY • ENCLOSED REAR GARDEN • QUIET CUL-DE-SAC LOCATION • WALKING DISTANCE OF TOWN CENTRE • GAS CENTRAL HEATING • CLOSE TO THE PARK

DESCRIPTION

Austin & Roe have great pleasure in offering For Sale this Three Bedroom, Two Bathroom Family Home with Double Garage and Driveway in a quiet cul-de-sac location on the sought after Aston Lodge Estate. The property is within walking distance of the Market Town of Stone with its railway station, many bars and eateries, bespoke shops, supermarkets including M&S Foodhall and leisure centre.

The property comprises an Entrance Hallway, Living Room, Kitchen and Dining Area, Conservatory and a Guest Cloakroom on the Ground Floor. On the First Floor is the Landing, Master Bedroom with En-Suite Bathroom, two further bedrooms and Family Bathroom. The property benefits from a double garage, gas central heating and double glazing.

At the front of the property is a block paved driveway to the double garages and a white picket fenced front garden mainly laid to gravel and mature shrubs with a block paved path leading to the front entrance porch. To the rear is a fully enclosed garden with graveled areas, raised beds, block paved seating area with pergola, a lawn area, a paved patio for alfresco dining and outdoor entertaining, and garage access all with a back-drop of timber fencing, mature trees and shrubs.

Council Tax Band D
Mains Electric and Gas
Mains Water, Drains & Sewerage
Broadband FTTC
Mobile coverage
Low Risk of Flooding

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/3-staines-court>

LOCATION

Take the Lichfield Road out of Stone, continue to the traffic lights and turn left into the Uttoxeter Road, continue over the railway crossing and turn left onto Aston Parkway. At the traffic island take the first exit onto Mercer Avenue and fourth right on to Pembroke Drive, take the first right on to Staines Court, the property is on your left.

GROUND FLOOR

Entrance Porch - 6' 10" x 2' 1" (2.1m x 0.65m) The Property is entered via a uPVC porch with double glazed windows to all sides, a white ceiling, vinyl wood effect flooring and a lantern wall light. A white double glazed door with obscured glass leads to the Entrance Hall.

Entrance Hall - 12' 5" x 5' 4" (3.81m x 1.64m) The welcoming Entrance Hall has white half height timber wall paneling with feature white and red wall covering above, a white ceiling with coved cornices and a central pendant light fitting, there are two useful storage cupboards, a wall mounted central heating radiator and wooden flooring. There are doors opening into the Lounge, Kitchen, Guest Cloakroom and stairs rising to the floor above.

Guest Cloakroom - The Guest Cloakroom has neutral decor with a feature red tiled splash back and border, a white ceiling with central pendant light fitting, a double glazed obscured glass window to the side aspect and wooden flooring. The sanitaryware consists of a white vanity unit with granite effect top and a rectangular wash hand basin



with chrome mixer tap, and a concealed cistern white wc with push button flush.

Living Room - 15' 0" x 11' 5" (4.58m x 3.5m) The Living Room has neutral decor, a white ceiling with white coved cornices and a central four lamp light fitting, a double glazed bay window to the front aspect, with a wall mounted central heating radiator below, a coal effect gas fire with white mantle inset with neutral marble panel and hearth, a TV connection point and wooden flooring. The lounge is open plan to the dining area and there is a wooden door opening into the entrance hall.

Kitchen - 13' 2" x 8' 3" (4.03m x 2.53m) The modern fitted Kitchen has neutral decor with white brick effect tiled splash backs, a white ceiling with coved cornices and central light fitting, a double glazed window and obscured glass door to the rear aspect, a wall mounted central heating radiator and wooden flooring. There is a selection of white shaker style full height, wall and base units with wood effect worktops inset with a one-and-a-half bowl white composite sink and having a chrome single lever mixer tap, space for a floor standing oven and hob with a stainless steel extractor cooker hood above and spaces for dishwasher, washing machine and a fridge-freezer. The Kitchen is open to the Dining area.

Dining Area - 8' 4" x 8' 3" (2.55m x 2.53m) The Dining Area leads on from the Kitchen, it has neutral decor, a white ceiling with 4 lamp light fitting, a vertical wall mounted central heating radiator and wooden flooring. A double glazed patio door leads to the Conservatory.

Conservatory - 11' 5" x 9' 9" (3.48m x 2.98m) The Conservatory flows through from Dining Area, it is constructed of a brick wall with white uPVC glazed panels above and having opening quarter lights, a double door opening onto the paved patio area, a white vaulted solid ceiling with central pendant light fitting, a wall mounted central heating radiator and vinyl wood effect flooring.

Garage - 18' 0" x 17' 6" (5.49m x 5.35m)

Garage Storage Area - 9' 4" x 9' 11" (2.87m x 3.03m)

FIRST FLOOR

Stairs and Landing - 6' 3" x 3' 0" (1.93m x 0.93m) The Stairs rise with a quarter turn from the Entrance Hall to the Landing with half height wall paneling, neutral decor, a white balustrade and hand rail, a white ceiling with recessed spot lights on the stairs and a central pendant light fitting above on the landing and a striped fitted carpet. There are doors opening into the three bedrooms and family bathroom.

Bedroom 1 - 13' 3" x 11' 7" (4.06m x 3.55m) The First Bedroom has neutral decor with a pale blue textured wall covering to one wall, a white ceiling with central spot light, a double glazed bay window to the front aspect, a wall mounted central heating radiator and a neutral fitted carpet. Power and telephone points. A door opens in to the En-Suite shower room.

En Suite - 9' 8" x 6' 0" (2.95m x 1.85m) The En-Suite has half height white wall tiles with feature border, white decor and a white ceiling with central light fitting, a double glazed obscured glass window to the front aspect, a chrome wall mounted heated towel rail and wood effect vinyl flooring. The white sanitaryware consists of a corner shower cubicle with curved glass door and mains fed chrome shower, a white vanity unit with inset wash hand basin and chrome mixer tap, and a concealed cistern wc with chrome lever handle.

Bedroom 2 - 10' 1" x 9' 10" (3.08m x 3.01m) The Second Bedroom has neutral decor with a pale green textured wall covering to one wall, a white ceiling with central pendant light fitting, a double glazed window to the rear aspect, a wall mounted central heating radiator and a neutral fitted carpet.

Bedroom 3 - 11' 2" x 7' 0" (3.41m x 2.15m) The Third Bedroom has neutral decor, a white ceiling with central pendant light fitting and perimeter recessed spot lights, a double glazed window to the rear aspect, a wall mounted central heating radiator and a neutral fitted carpet.

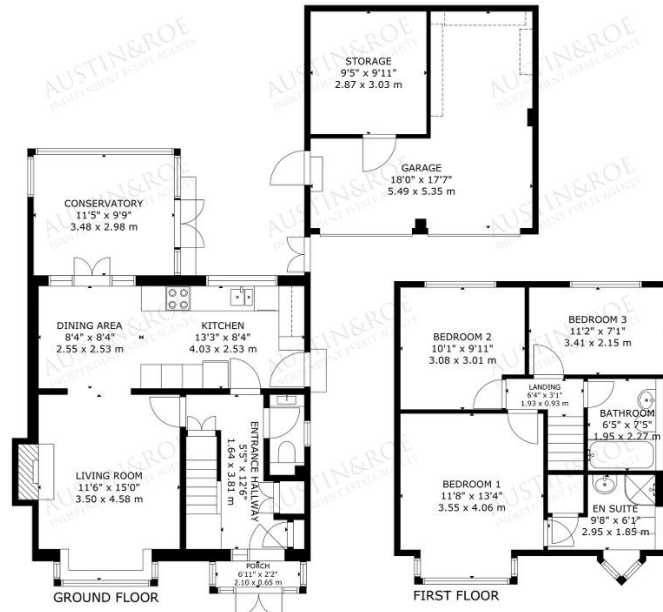
Family Bathroom - 7' 5" x 6' 4" (2.27m x 1.95m) The Family Bathroom benefits from half height neutral tiling with feature border, full height behind the bathing area, red wall covering above, a white ceiling with central light fitting and a feature bulk head with recessed spot lights over the wash hand basin, a double glazed window with obscured glass to the side aspect and distressed wood effect vinyl flooring. The white bathroom suite comprises a bath with wooden panel, brass mixer taps, an electric shower and shower curtain rail, a wall mounted wash hand basin with brass mixer taps and a concealed cistern WC with push button flush.

EXTERIOR

Garden - At the front of the property is a block paved driveway to the double garages and a white picket fenced front garden mainly laid with gravel with mature shrubs and a block paved path leading to the front entrance porch.

To the rear is a beautiful fully enclosed garden with lots of interest, including graveled areas, raised beds, block paved seating area with pergola, a lawned area, a paved patio for alfresco dining and outdoor entertaining, and garage access all with a back-drop of timber fencing, mature trees and shrubs.





GROSS INTERNAL AREA
TOTAL: 191 m²/1,988 sq ft
GROUND FLOOR: 56 m²/607 sq ft, FIRST FLOOR: 45 m²/481 sq ft
EXCLUDED AREAS: GARAGE: 29 m²/316 sq ft, PORCH: 1 m²/15 sq ft
SEE ALSO: DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



ADDITIONAL PHOTOS



ENERGY EFFICIENCY

