



AUSTIN & ROE
INDEPENDENT ESTATE AGENTS

4 BEDROOM DETACHED FOR SALE - £350,000

MARLBOROUGH CLOSE, GREAT HAYWOOD, STAFFORD, STAFFORDSHIRE, ST18 0SF



KEY FEATURES

• 4 BEDROOM DETACHED PROPERTY • GARAGE AND DRIVEWAY • SPACIOUS LOUNGE • MODERN KITCHEN
DINER & UTILITY • GUEST CLOAKROOM • EN-SUITE TO MASTER BEDROOM • SYLISH FAMILY BATHROOM • GAS
CENTRAL & DOUBLE GLAZING

STONE

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

T: 01785 338 570
E: sales@austinandroe.co.uk | lettings@austinandroe.co.uk
W: www.austinandroe.co.uk

DESCRIPTION

Austin & Roe are pleased to offer For Sale this Four Bedroom Detached Property with Garage and Driveway, in a popular Village location just a short walk to Shugborough Park.

The property comprises Entrance Hall, Living Room, Dining Area, Kitchen, Utility, Guest Cloakroom and Garage on the Ground Floor; on the First Floor is the Landing, Master Bedroom with En-suite, Three further Bedrooms and Family Bathroom. The property benefits from gas central heating, a log burner and double glazing

The Property is approached via a large block paved driveway with ample parking for three cars in parallel, a hedged border and wooden fencing, leading to the Garage and the front door. To the rear is a pretty fully enclosed rear garden, having paved areas for alfresco dining and entertaining, lawn, mature borders and beds.

Council Tax Band C
Mains Gas & Electricity
Mains Water, drains and sewerage
Broadband FTTC
Mobile coverage
Low risk of flooding.

You can view the Virtual Tour of this beautiful property on our website, Rightmove, or the internet by typing the following link into your subject bar:

<https://my.360picture.uk/tour/3-marlborough-close>

LOCATION

The Village is a real beauty spot with many attractions. The amenities are second to none with a primary school, pharmacy, doctors, dentist, churches, social club, local pub with restaurant, a cafe at the local Marina, farm shop and general store. Last but not least Shugborough Park run by the National Trust, offering beautiful walks the canal and river.

From Stone take the A51 towards Sandon. Continue for around 7 miles in to Great Haywood, turn right on to Main Road, Left on to Little Tixall Lane, and finally right on to Marlborough Close. The property is on your left.

GROUND FLOOR

Entrance Hall - 8' 7" x 5' 2" (2.62m x 1.58m) The property is entered through a glazed white composite door with glazed side panel into a welcoming Entrance Hall. The decor is neutral, a white ceiling with central pendant light fitting, a wall mounted central heating radiator with decorative cover and wood effect flooring. A door opens into the living room and stairs rise to the first floor.

Living / Dining Room - 27' 4" x 12' 7" (8.36m x 3.85m) The spacious Living / Dining Room has neutral decor with one feature wall, a white ceiling with two pendant light fittings, a double glazed bay window to the front aspect and a wall mounted central heating radiator. The chimney breast has an inset log burning stove on a stone hearth with oak mantle above, neutral fitted carpet, glazed folding doors into the kitchen and doors opening in to the garage and guest cloakroom.

Kitchen - 20' 8" x 9' 4" (6.32m x 2.87m) The modern Kitchen has white decor with one feature wall in the dining area, grey ceramic tiled splash- backs, white ceiling with two light fittings, a double glazed window and a sliding glass door out to the garden, a wall mounted



central heating radiator and grey tiled flooring. There is a selection of cream wall and base units with black granite effect counter top having an inset stainless steel sink and drainer, grey flexi spray tap, a gas four ring hob with extractor hood above, integrated double oven and dishwasher.

Utility - 7' 7" x 4' 0" (2.34m x 1.22m) The Utility has neutral decor, a white ceiling with central pendant light fitting, a double glazed window to the side aspect, a white stone effect counter top, space and plumbing for a washing machine and grey tiled flooring.

Guest Cloakroom - The Guest Cloakroom has neutral decor with ceramic tiling to one wall, a white ceiling with central light fitting and grey tiled flooring. The white sanitaryware consists of a modern vanity unit with rectangular sink and chrome mixer tap, and a close coupled WC with push button flush.

FIRST FLOOR

Stairs and Landing - 8' 11" x 8' 7" (2.73m x 2.63m) The stairs rise to the floor above having neutral decor, a white ceiling with central light fitting and hatch to the loft space above, white balustrade and neutral fitted carpet. There are doors opening into The Master Bedroom, Bedrooms Two, Three, Four and the Family Bathroom.

Bedroom 1 (Master Bedroom) - 13' 6" x 11' 4" (4.12m x 3.47m) The Master Bedroom has neutral decor, a white ceiling with central light fitting, a double glazed window to the rear aspect with a wall mounted central heating radiator below, fitted wardrobes and neutral fitted carpet. A door opens in to the En-Suite shower room.

En Suite - 8' 11" x 3' 10" (2.74m x 1.18m) The En-Suite Shower Room has full height neutral ceramic tiles, a white ceiling fitted with an extractor fan and central flush light fitting, a double glazed obscured glass window to the rear aspect, a wall mounted chrome heated towel rail and cream porcelain floor tiles. The sanitary ware comprises a shower with glass screen and door, a white pedestal wash hand basin with chrome mixer tap and a white close coupled WC with push button flush.

Bedroom 2 - 12' 8" x 9' 6" (3.87m x 2.9m) Bedroom 2 has neutral decor with one wood effect feature wall, a white ceiling with central light fitting, a double glazed window to the front aspect, a wall mounted central heating radiator, fitted wardrobes and grey fitted carpet.

Bedroom 3 - 12' 4" x 6' 5" (3.76m x 1.96m) Bedroom 3 has neutral decor with one feature wall, a white ceiling with central light fitting, a double glazed obscured glass window to the side aspect, a wall mounted central heating radiator and neutral fitted carpet.

Bedroom 4 - 9' 10" x 6' 1" (3m x 1.86m) Bedroom 4 has neutral decor, a white ceiling with central light fitting, a double glazed window to the front aspect, a wall mounted central heating radiator and neutral fitted carpet. There is a storage cabinet over the stairs.

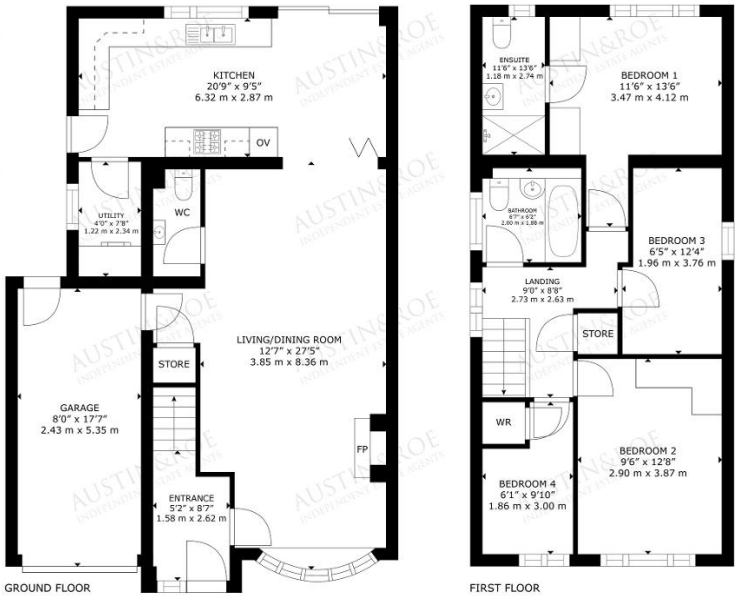
Family Bathroom - 6' 6" x 6' 2" (2m x 1.88m) The Family Bathroom has full height black and white ceramic wall tiles, a white ceiling with central light fitting, a double glazed obscured glass window to the side aspect, a wall mounted heated towel rail and brown fitted carpet. The white sanitaryware consists of a panel bath with shower attachment, a pedestal wash hand basin with chrome taps and a close coupled WC with push button flush.

EXTERIOR

Outside Spaces - The Property is approached via a large block paved driveway with ample parking for three cars, a hedged border and wooden fencing, leading to the Garage and the front door. To the rear is a pretty fully enclosed rear garden, having paved areas for alfresco dining and entertaining, lawn, borders and beds.

Integral Garage - 17' 6" x 7' 11" (5.35m x 2.43m) The Garage has exposed brick walls, a white ceiling with fluorescent tube lighting, a metal up and over garage door, a glazed uPVC door to the garden and concrete flooring.





GROSS INTERNAL AREA
TOTAL: 109 m²/1,183 sq ft
GROUND FLOOR: 58 m²/627 sq ft, FIRST FLOOR: 51 m²/556 sq ft,
EXCLUDED AREA: GARAGE: 13 m²/141 sq ft.
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



ADDITIONAL PHOTOS



ENERGY EFFICIENCY

