



AUSTIN & ROE
INDEPENDENT ESTATE AGENTS

4 BEDROOM DETACHED FOR SALE - £410,000

NEWMAN CLOSE, ASTON LODGE, STONE, STAFFORDSHIRE, ST15 8FR



KEY FEATURES

- FOUR BEDROOM DETACHED HOUSE • MASTER BEDROOM WITH EN-SUITE • QUIET LOCATION WITH COUNTRYSIDE VIEWS • OFF ROAD PARKING AND GARAGE • MODERN KITCHEN AND UTILITY • FULLY ENCLOSED REAR GARDEN • WALKING DISTANCE TO TOWN CENTRE • GREAT COMMUTER LINKS

DESCRIPTION

Austin & Roe have great pleasure in offering For Sale this Four Bedroom, Two Bathroom Family Home with Garage and Driveway on the sought after Aston Lodge Estate holding an enviable position with open countryside views to the rear. 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 enclosed Entrance Porch, Entrance Hallway, Living Room, Dining Room, Kitchen, Utility, Guest Cloakroom and Garage on the ground floor; to the first floor is the Stairs and Landing, Master Bedroom with En-Suite shower room, Three further Bedrooms and Family Bathroom. The property benefits from gas central heating and double glazing.

To the front of the Property is a tarmacadam driveway for two cars, leading to the Garage and a lawned area surrounded by a low brick built dividing wall and mature shrubbery hedging. To the rear is a fully enclosed Garden, mainly laid to lawn, with a patio area for alfresco dining and entertaining, a further decked seating area, a garden shed and mature shrubbery borders.

Council Tax Band E
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/7-newman-close>

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 the seventh exit to your left on to Newman Close, the property is on your right.

GROUND FLOOR

Entrance Porch - 7' 4" x 4' 0" (2.24m x 1.22m) The Property is entered via a white composite double glazed door with half height double glazed windows to the side, in to the Entrance Porch, with exposed brickwork walls, a white ceiling with central light fitting and slate effect ceramic floor tiles. A timber door with obscured glass side panel leads to the Entrance Hall.

Entrance Hallway - 10' 2" x 6' 6" (3.11m x 1.99m) The welcoming Entrance Hall has white décor, a white ceiling with a central pendant light fitting, a wall mounted central heating radiator and oak wooden flooring. There are doors opening into the Living Room and Kitchen, and stairs rising to the floor above.

Living Room - 17' 2" x 11' 10" (5.25m x 3.61m) The light and airy Living Room has neutral décor, a white ceiling with white coved cornices and a two contemporary light fittings, a double glazed square bay window to the front aspect with fitted roller blinds and a wall mounted central heating radiator below, a coal effect gas fire with oak mantle inset with a cast iron effect panel and black granite hearth, a TV connection point and oak wooden flooring. Double doors open in



to the Dining Area.

Dining Room - 9' 10" x 10' 3" (3.01m x 3.13m) The Dining room has neutral décor, a white ceiling with coved cornicing and central pendant light fitting, a double glazed sliding patio door to the garden, a wall mounted central heating radiator and oak wooden flooring. A door opens in to the Kitchen and double doors in to the Living Room.

Kitchen - 10' 2" x 13' 5" (3.12m x 4.1m) The Kitchen has neutral décor with white ceramic tiled splash backs, a white ceiling with recessed spot lights, a double glazed window to the rear aspect, a wall mounted central heating radiator and pale stone effect vinyl flooring. There is a selection of mid grey shaker style full height, wall and base units with black granite effect worktops inset with a one-and-a-half bowl stainless steel sink and having a chrome swan neck mixer tap, a range cooker with gas hob and extractor fan above and space for a dishwasher. An open archway leads to the Utility Room.

Utility - 6' 5" x 10' 2" (1.96m x 3.1m) The Utility Room has neutral décor with white ceramic tiled splash backs, a white ceiling with recessed spot lights, a double glazed window to the rear aspect, a double glazed door to the side and pale stone effect vinyl flooring following on from the Kitchen. There is a selection of mid grey shaker style wall and base units with black granite effect worktops inset with a single bowl stainless steel sink and having a chrome mixer tap and spaces for a washing machine and tumble dryer. There are two doors leading in to the Guest Cloakroom and Garage.

Guest Cloakroom - 3' 4" x 4' 4" (1.04m x 1.34m) The Guest Cloakroom has pale grey décor, a white ceiling with central light fitting, a double glazed obscured glass window to the side aspect, a wall mounted central heating radiator and pale stone effect vinyl flooring. The sanitaryware consists of a corner compact wash hand basin with chrome taps and a close coupled WC with lever flush.

Garage - 18' 0" x 8' 1" (5.49m x 2.48m) The Garage has exposed blockwork walls, a boarded ceiling with central light fitting and a concrete floor. There is a white metal 'up and over' garage door, electrical board, boiler and multiple power sockets.

FIRST FLOOR

Stairs and Landing - 12' 2" x 4' 8" (3.73m x 1.44m) The Stairs rise with from the Entrance Hall to the Landing with neutral décor, a white balustrade with wooden newel posts and hand rail, and striped fitted carpet. The Landing has doors opening in to the four bedrooms and family bathroom.

Master Bedroom - 12' 9" x 10' 8" (3.89m x 3.26m) The Master Bedroom has neutral décor, a white ceiling with central light fitting, a double glazed window to the front aspect with wall mounted central heating radiator below, fitted wardrobes with mirrored sliding doors and a neutral fitted carpet. A door opens in to the En-Suite shower room.

En-Suite - 7' 1" x 3' 11" (2.17m x 1.2m) The En-Suite Shower Room has full height neutral mosaic wall tiles with feature border, a white ceiling with central light fitting, a double glazed obscured glass window to the side aspect, a chrome wall mounted heated towel rail and pale stone effect vinyl flooring. The white sanitaryware consists of a shower cubicle with glass door and mains fed shower, a pedestal wash hand basin with chrome taps, and a close coupled wc with push button flush.

Bedroom 2 - 14' 9" x 7' 10" (4.52m x 2.4m) Bedroom 2 has neutral décor, a white semi vaulted ceiling with central light fitting, a double glazed window to the front aspect, a wall mounted central heating radiator, and oak wooden flooring. A door opens in to the storage cupboard.

Bedroom 3 - 9' 10" x 10' 5" (3m x 3.19m) Bedroom 3 has neutral décor, a white ceiling with central light fitting, a double glazed window to the rear aspect, a wall mounted central heating radiator, built in double wardrobe and wood effect vinyl flooring.

Bedroom 4 - 7' 11" x 7' 4" (2.42m x 2.25m) Bedroom 4 has neutral décor, a white ceiling with central light fitting, a double glazed window to the rear aspect, a wall mounted central heating radiator, and wooden laminate flooring. A door opens in to the storage cupboard.

Family Bathroom - 7' 1" x 5' 7" (2.17m x 1.72m) The Family Bathroom benefits from full height white ceramic tiling, a white ceiling with central light fitting, a double glazed window with obscured glass to the rear aspect and distressed pale stone effect vinyl flooring. The white bathroom suite comprises a panel bath with electric shower above and glass screen, a pedestal wash hand basin with chrome mixer tap and a close coupled WC with push button flush.

EXTERIOR

Outside Spaces - To the front of the Property is a tarmacadam driveway for two cars, leading to the Garage and a lawned area surrounded by a low brick built dividing wall and mature shrubbery hedging. To the rear is a fully enclosed Garden, mainly laid to lawn, with a patio area for alfresco dining and entertaining, a further decked seating area, a garden shed and mature shrubbery borders.





ENERGY EFFICIENCY

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		