



AUSTIN & ROE  
INDEPENDENT ESTATE AGENTS

4 BEDROOM DETACHED FOR SALE - £450,000

CHURCH LANE, OULTON, STONE, STAFFORDSHIRE, ST15 8UB



## KEY FEATURES

- FOUR BEDROOM DETACHED HOUSE • AIRY PROPERTY WITH LOTS OF NATURAL LIGHT • MATURE ENCLOSED REAR GARDEN • OFF ROAD PARKING FOR FOUR CARS • SPACIOUS SINGLE GARAGE • GAS CENTRAL HEATING AND DOUBLE GLAZING • WALKING DISTANCE TO PRIMARY SCHOOL • WALKING DISTANCE TO SECONDARY SCHOOL



## DESCRIPTION

Substantial well presented Four Bedroom Detached Family House with Garage and ample off road parking on the driveway, set on a large corner plot, in the desirable Village of Oulton with its Primary and Secondary Schools and Public House within walking distance; and the Market town of Stone a pleasant 1 mile walk away.

The Property comprises the Entrance Hallway, Living Room, Family / Dining Room, Kitchen with walk in Pantry and Dining Area and Guest Cloakroom on the Ground Floor; on the First Floor is the Landing, Hallway, Four Bedrooms, Family Bathroom, Shower Room with WC and a Flexible small room; currently used as an Office. The property benefits from Gas Central heating and Double Glazing.

At the front of the property is a large gravelled driveway allowing parking for four cars, to the left leading to the Garage, and the right through a metal garden gate leading in to the Garden.

The large Garden is laid to lawn with mature flowering trees, shrubs and flower beds, to the side of the Property are fruit beds with raspberry canes and blackcurrant bushes, enclosed by timber fencing and trellis, there is a paved patio area for alfresco dining and entertaining, garage access and a paved path leading to a timber garden shed.

The Council Tax Band is D  
Mains Electricity and Gas  
Mains Water, Drains and Sewerage.  
Low Risk of Flooding  
Broad Band FTTC  
Mobile coverage.  
EPC Rated C

You can view the virtual tour for this lovely property on our website, Rightmove, and On the Market or by typing the following link into your subject bar:-

<https://my.360picture.uk/tour/63-church-lane-oulton>

## LOCATION

From Stone town centre head north on Radford Street, continuing on to Stone Road A520 for around one mile. Turn left on to Nicholl's Lane, turn right on to Church Lane, the Property is on your right.

## GROUND FLOOR

**Entrance Hallway - 13' 8" x 7' 10" (4.17m x 2.41m)** Through a double glazed grey composite door in to the spacious Entrance Hallway with neutral décor, a white ceiling with central pendant light fitting, a wall mounted central heating radiator and light stone coloured fitted carpet. Doors lead in to the Dining Room, Living Room, Guest Cloakroom and Kitchen with storage for shoes and coats.

**Living Room - 21' 7" x 14' 0" (6.58m x 4.28m)** The living room has a lot of natural light, having both a bay window and double glazed patio windows and doors. Both look out onto the garden. There is an open fire place with additional gas point, contemporary white marble surround and black and white granite hearth. There are also two wall mounted radiators, two pendant light fittings and doors leading into the Kitchen/Dining Area.

**Family / Dining Room - 12' 9" x 11' 6" (3.91m x 3.51m)** The Family / Dining Room has neutral decor, a white ceiling with central pendant light fitting, a double glazed bay window to the front aspect with a



curved wall mounted central heating radiator below, a gas fire with a tiled surround and hearth and dark pink fitted carpet.

**Kitchen Diner - 21' 7" x 7' 10" (6.58m x 2.41m)** The light and airy open plan Kitchen with walk-in pantry and Dining Area has neutral décor, a white ceiling with two modern LED light fittings, a double glazed window to the side aspect and a double glazed patio door to the Garden, a white wall mounted central heating radiator and a vertical heated towel rail, and light stone coloured ceramic floor tiling. There is a selection of white and dark grey wall and base units, with granite effect worktop and upstands, a stainless steel bowl and half inset sink with chrome swan neck mixer tap, built in under counter fridge and separate freezer and space for an oven, dishwasher, washing machine and tumble dryer.

**Guest Cloakroom - 4' 7" x 4' 6" (1.41m x 1.38m)** The Guest Cloakroom is located under the stairs, with a partially sloped ceiling and walls, a wall mounted light fitting, feature graphic print wallcovering and half height original period cream and black wall tiles, a double glazed obscured glass window to the side aspect, a wall mounted central heating radiator and light stone coloured fitted carpet. The sanitaryware consists of a corner wall mounted wash hand basin with chrome taps and a close coupled wc with lever flush.

## FIRST FLOOR

**Stairs and Hallway - 18' 4" x 9' 10" (5.59m x 3.02m)** The Stairs lead from the Entrance Hallway to the first floor with a quarter turn, having neutral décor, a double glazed window with obscured glass to the side aspect, a solid plaster balustrade and light stone coloured fitted carpet.

The Hallway has neutral décor, a white ceiling with three pendant light fittings and ceiling hatch in to the roof space above, a floor to ceiling airing cupboard, a wall mounted central heating radiator and light stone coloured fitted carpet.

**Bedroom 1 - 12' 7" x 11' 7" (3.85m x 3.55m)** A light and airy Double Bedroom with large bay window to the front aspect with views across the fields to Stone. The bedroom has neutral décor with one feature geometric print wallcovering wall, a white ceiling with pendant light fitting, a wall mounted central heating radiator and light stone coloured fitted carpet.

**Bedroom 2 - 11' 3" x 11' 7" (3.45m x 3.54m)** A double Bedroom with neutral décor and one feature blue wallcovering wall, a white ceiling with central light fitting, a double glazed window to the side aspect, a wall mounted central heating radiator and light stone coloured fitted carpet.

**Bedroom 3 - 9' 8" x 11' 7" (2.95m x 3.54m)** A double Bedroom with neutral décor, a white ceiling with central pendant light fitting, a double glazed window to the rear aspect, a wall mounted central heating radiator and light stone coloured fitted carpet.

**Bedroom 4 - 7' 7" x 7' 11" (2.32m x 2.42m)** The Fourth Bedroom is currently used as a home office, it has neutral décor, a white ceiling with central pendant light fitting, a double glazed window to the front aspect, a wall mounted central heating radiator and light stone coloured fitted carpet.

**Family Bathroom - 9' 9" x 7' 11" (2.98m x 2.43m)** The spacious Family Bathroom has neutral décor with apricot and grey mosaic wall tiled behind the bath and wash hand basin, a white ceiling with central light fitting, and obscured glass double glazed window to the rear aspect, a wall mounted central heating radiator and light stone coloured fitted carpet. The white bathroom suite consists of a panel bath with chrome taps, a pedestal wash hand basin with chrome taps and a close coupled wc with lever flush

**Shower Room / WC - 8' 0" x 3' 0" (2.46m x 0.92m)** The Shower Room has an obscured glass panelled door with glazed transom window above, white full height wall tiling, a white ceiling with recessed spot lights, an obscured glass window to the side aspect, a white wall mounted heated towel rail and light stone coloured fitted carpet. The white sanitaryware consists of a shower cubicle with glazed screen and electric shower, a pedestal wash hand basin with chrome taps and a close coupled wc with lever flush.

**Small Office / Store - 6' 2" x 4' 2" (1.9m x 1.28m)** This room is a flexible space which is currently used as an office but has potential for use as a walk-in wardrobe, storage area.

There is an obscured glazed panel door, yellow décor, a white ceiling with pendant light, a double glazed window to the side aspect and light stone coloured fitted carpet.

## EXTERIOR

**Garage - 19' 9" x 10' 7" (6.04m x 3.25m)** Spacious single garage with room for car and storage.

**Shed - 13' 0" x 7' 8" (3.97m x 2.35m)**

**Outside Spaces -** At the front of the property is a large gravelled driveway allowing parking for four cars, to the left leading to the Garage, and the right through a metal garden gate leading in to the Garden.

The large Garden is laid to lawn with mature flowering trees, shrubs and flower beds, to the side of the Property are fruit beds with raspberry canes and blackcurrant bushes, enclosed by timber fencing and trellis, there is a paved patio area for alfresco dining and entertaining, garage access and a paved path leading to a timber garden shed.









ADDITIONAL PHOTOS



ENERGY EFFICIENCY

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		