



AUSTIN & ROE
INDEPENDENT ESTATE AGENTS

5 BEDROOM DETACHED FOR SALE - £489,000

HUGHES DRIVE, STONE, STAFFORDSHIRE, ST15 0WS



KEY FEATURES

• 5 BEDROOM DETACHED PROPERTY • TWO BEDROOMS WITH EN-SUITE • BEAUTIFULLY PRESENTED •
PARKING FOR MULTIPLE CARS AND GARAGE • MODERN OPEN PLAN KITCHEN DINER • FULLY ENCLOSED
REAR GARDEN • POPULAR NEW DEVELOPMENT • WALKING DISTANCE OF TOWN CENTRE

DESCRIPTION

Austin & Roe has great pleasure in offering For Sale this Immaculately Presented Five Bedroom Detached Property with Driveway offering Parking for multiple cars and Garage, on the popular new development of Udall Grange, within walking distance of local amenities and the Market Town of Stone.

The property comprises an Entrance Hall, Guest Cloakroom, Living Room, Study, Open Plan Kitchen and Dining Area with Utility Room on the Ground Floor; on the First Floor is the Landing, Bedroom 2 with En-Suite shower room, Three further Bedrooms and Family Bathroom; and on the Second Floor is the Master Suite Bedroom with En-Suite bathroom. The property benefits from gas central heating and double glazing.

At the front of the property is a small garden laid to lawn and a paved path to the front entrance, adjacent is a "Tarmacadam" driveway which affords parking for multiple cars in tandem leading to the Garage. To the rear of the property is a garden laid mainly to lawn with two paved patio areas for alfresco dining and outdoor entertaining. The garden is surrounded by red brick walls with feature decorative wall panels, external lighting and well maintained wooden fencing with a gate opening onto the driveway.

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

Viewing is highly recommended

You can view the virtual tour of this lovely modern property on our website, Rightmove or the internet by typing the following link into your subject bar:

<https://my.360picture.uk/tour/13-hughes-drive>

LOCATION

Leave Stone on Christchurch Way, bearing right on to Stafford Street and continue on to Stafford Road. At the roundabout take the 2nd exit onto the Eccleshall Road B5026, turn right at the next small traffic island on to Myatt Avenue, continue straight on to Brassington Road and turn right on to Hughes Drive.

GROUND FLOOR

Entrance Hallway - 14' 2" x 4' 7" (4.33m x 1.4m) The property is entered via a charcoal grey composite glazed door with open storm canopy above into a light and welcoming Entrance Hall with white décor, a white ceiling with central pendant glass light fitting, a wall mounted central heating radiator with decorative cover and contemporary wood effect Amtico vinyl flooring laid in a chevron design. There are glass doors opening into the Study, Lounge, Dining Area and a solid door in to the guest cloakroom with stairs rising to the floor above.

Living Room - 14' 11" x 10' 10" (4.56m x 3.32m) The stylish Living Room has white décor, a white ceiling with central glass pendant light fitting and two wall lights, double glazed patio doors with fitted roller blind to the Garden, a wooden slatted feature TV panel, a wall mounted central heating radiator and contemporary wood effect Amtico vinyl flooring laid in a chevron design.



Study - 10' 10" x 9' 1" (3.32m x 2.79m) The Study has white décor with one feature botanical print wall, a white ceiling with central glass pendant light fitting, a double glazed window to the front aspect, a wall mounted central heating radiator and contemporary wood effect Amtico vinyl flooring laid in a chevron design.

Guest Cloakroom - 4' 10" x 2' 11" (1.49m x 0.91m) The Guest Cloakroom has white décor, a white ceiling with central light fitting, a wall mounted central heating radiator and contemporary wood effect Amtico vinyl flooring laid in a chevron design. The white sanitary ware comprises a pedestal wash hand basin with a single lever mixer tap and a close coupled WC with push button flush.

Kitchen - 10' 1" x 13' 3" (3.08m x 4.05m) The Contemporary open-plan Kitchen Area has white walls, a white ceiling with recessed spotlights, a 3 lamp contemporary light fitting above the breakfast bar, a double glazed window to the rear aspect with fitted blinds and contemporary wood effect Amtico vinyl flooring laid in a chevron design flowing through from the dining area and entrance hall. There is a selection of pale grey full height, wall and base units with marble effect countertop and upstand with feature wood slat splashback, inset with a stainless steel under counter one-and-a half bowl sink, drainer and stainless steel single lever mixer tap, a gas hob with marble splash back and extractor cooker hood above, a built-in electric oven and integrated dishwasher and fridge freezer. There is a door opening into the Utility.

Dining Area - 10' 8" x 11' 2" (3.27m x 3.42m) The Dining has white décor, a white ceiling with a central 3 lamp contemporary light fitting, double glazed window to the front aspect with a wall mounted central heating radiator below, and contemporary wood effect Amtico vinyl flooring laid in a chevron design flowing through from the kitchen.

Utility - 5' 2" x 5' 2" (1.6m x 1.58m) The Utility is just off the kitchen and is a useful space to store kitchen and cleaning appliances, it has white walls, a white ceiling with central light fitting, a double glazed door leading to the garden, a selection of base and wall units with wood effect counter top, space and plumbing for a washing machine and tumble dryer and contemporary wood effect Amtico vinyl flooring laid in a chevron design flowing through from the kitchen.

FIRST FLOOR

Stairs and Landing - 10' 0" x 6' 3" (3.06m x 1.93m) The Stairs rise with a quarter turn from the entrance hall to the Landing above with white walls, a white ceiling with central pendant light fitting, white balustrade, newel posts and rails and a grey fitted carpet. There are doors opening into the four bedrooms and family bathroom.

Bedroom 2 - 13' 3" x 11' 4" (4.04m x 3.46m) The Second Bedroom has neutral décor, a white ceiling with a central pendant light fitting, a double glazed window to the front aspect with a wall mounted central heating radiator below and neutral fitted carpets. A door leads in to the En-Suite.

En-Suite (Bedroom 2) - 6' 7" x 5' 4" (2.03m x 1.65m) The En-suite Shower Room has white décor with white half ceramic tiling behind the pedestal and full height in the showering area, a white ceiling with central light fitting and extractor fan, a wall mounted central heating radiator, a double glazed window with obscured glass to the rear aspect and wood effect Amtico flooring. The white bathroom suite comprises an electric shower with glass screen, a pedestal wash hand basin with chrome single lever mixer tap, a low-level close coupled WC with push button flush.

Bedroom 3 - 13' 11" x 8' 11" (4.26m x 2.72m) The Third Bedroom has white décor, a white ceiling with a central pendant light fitting, a double glazed window to the rear aspect and a wall mounted central heating radiator below and neutral fitted carpets.

Bedroom 4 - 9' 7" x 10' 2" (2.94m x 3.11m) The Fourth Bedroom has neutral décor, a white ceiling with a central light fitting, a double glazed window to the front aspect and a wall mounted central heating radiator below and neutral fitted carpets.

Bedroom 5 - 7' 6" x 10' 10" (2.3m x 3.32m) Bedroom 5 is currently used as a walk in wardrobe, it has white décor, a white ceiling with a central pendant light fitting, a double glazed window to the front aspect and a wall mounted central heating radiator below and neutral fitted carpets. There is a full wall of sliding door fitted mirrored wardrobes.

Family Bathroom - 6' 9" x 6' 10" (2.08m x 2.1m) The Family Bathroom has white décor with white half height ceramic tiling, a white ceiling with central light fitting and an extractor fan, a double glazed window with obscured glass to the front aspect and wood effect Amtico flooring. The white bathroom suite comprises a panel bath with chrome single lever mixer tap, shower above and glass screen, a pedestal wash hand basin with chrome single lever mixer tap, a low-level close coupled WC with push button flush and a wall mounted central heating radiator.

SECOND FLOOR

Stairs and Landing - The Stairs rise with a half turn from the first floor Landing to the Landing above with white walls, a white ceiling, white balustrade, newel posts and rails and a neutral fitted carpet.

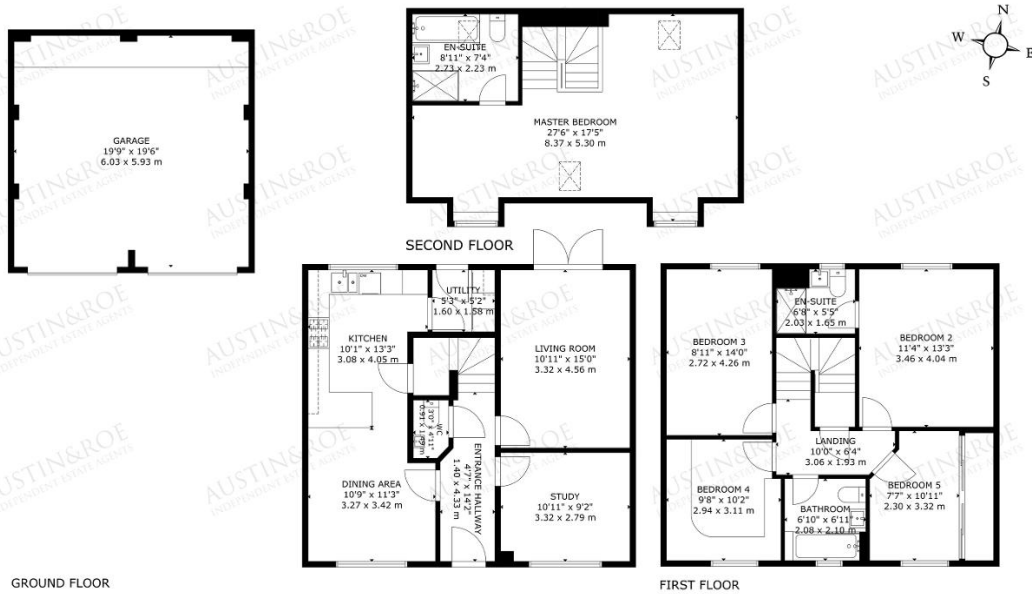
Master Bedroom - 27' 5" x 17' 4" (8.37m x 5.3m) The Contemporary Master Bedroom has neutral décor with one feature wall, a white vaulted ceiling with two pendant light fittings and two dormer window to the front aspect and two opening Velux roof windows with integral blinds to the front and back, two wall mounted central heating radiators and neutral fitted carpets. A door opens in to the En-Suite.

Master Bedroom En-Suite - 8' 11" x 7' 3" (2.73m x 2.23m) The Master Bedroom En-suite Shower Room has white décor with white half height ceramic tiling behind the pedestal and bath, and full height in the showering area, a white ceiling with central light fitting and Velux roof window, a wall mounted central heating radiator and wood effect Amtico flooring. The white bathroom suite comprises a panel bath with chrome mixer tap, a mains fed shower with glass screen, a pedestal wash hand basin with chrome single lever mixer tap and a low-level close coupled WC with push button flush.

EXTERIOR

Outside Spaces - At the front of the property is a small garden laid to lawn and a paved path to the front entrance, adjacent is a "Tarmacadam" driveway which affords parking for two cars in tandem leading to the Garage. To the rear of the property is a garden laid mainly to lawn with two paved patio areas for alfresco dining and outdoor entertaining. The garden is surrounded by red brick walls with feature decorative wall panels, external lighting and well maintained wooden fencing with a gate opening onto the driveway.





GROUND FLOOR

FIRST FLOOR

GROSS INTERNAL AREA
 TOTAL: 166 m²/1,779 sq ft
 GROUND FLOOR: 62 m²/665 sq ft, FIRST FLOOR: 63 m²/675 sq ft, SECOND FLOOR: 41 m²/439 sq ft
 EXCLUDED AREAS: GARAGE: 36 m²/385 sq ft
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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ADDITIONAL PHOTOS



ENERGY EFFICIENCY

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		