



AUSTIN & ROE
INDEPENDENT ESTATE AGENTS

3 BEDROOM SEMI-DETACHED FOR SALE - £275,000

CLARKE WAY, STONE, STAFFORDSHIRE, ST15 0FS



KEY FEATURES

- THREE BEDROOM SEMI DETACHED HOUSE • BEAUTIFULLY PRESENTED • THREE BEDROOMS AND TWO BATHROOMS • OPEN PLAN KITCHEN DINER AND LIVING ROOM • EN SUITE AND DRESSING ROOM • DRIVEWAY WITH PARKING FOR TWO CARS • ENCLOSED REAR GARDEN • WALKING DISTANCE OF TOWN CENTRE

DESCRIPTION

Austin & Roe has great pleasure in offering For Sale this Beautifully Presented Contemporary Three Bedroom, Two Bathroom Semi-Detached Townhouse with Driveway offering Parking for two cars and enclosed rear Garden on the popular new development of Udall Grange, within walking distance to schools, local amenities and the Market Town of Stone.

The Property Comprises an Entrance Hall, spacious open plan Kitchen Diner and Living Room and Guest WC on the Ground Floor; on the First Floor there are Two Bedrooms and the Family Bathroom, a large Hallway with Office Space and stairs leading to the Second Floor, which contains the Master Bedroom, En-Suite Shower Room and Dressing Room.

At the front of the property is a shrubbery border and a small lawned area with a paved path to the front entrance. Adjacent is a "Tarmacadam" driveway which affords parking for two cars. To the rear of the property is a paved patio area for alfresco dining and outdoor entertaining, a lawn leading to a decked seating area with pergola above and a block paved area with raised timber beds and a garden storage shed. The entire garden is surrounded well maintained wooden fencing with a gate opening onto the driveway.

Council Band C
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/18-clarke-way>

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, straight on at the next small traffic island, then right on to Clarke Way, the property is on your left.

GROUND FLOOR

Entrance Hallway - 4' 10" x 6' 4" (1.48m x 1.95m) The property is entered via a stone coloured composite glazed door with open storm canopy above into a bright Entrance Hall with neutral décor, a white ceiling with glass central pendant light fitting, a wall mounted central heating radiator and contemporary white ceramic tiled flooring. A door opens into the kitchen and stairs rise to the floor above.

Kitchen Diner - 17' 6" x 8' 9" (5.34m x 2.67m) The modern Open-plan Kitchen has white décor, a white ceiling with recessed spot lights, a double glazed window to the front aspect and contemporary white ceramic tiled flooring, which flows through to the dining area and entrance hall.

There is a selection of mid grey full height, wall and base units with white quartz counter tops inset with a stainless steel one-and-a half bowl sink, drainer and chrome swan neck mixer tap, a gas hob with extractor cooker hood above, a built in electric oven and integrated dishwasher and fridge freezer with space for a washing machine.



A door opens in to the Guest Cloakroom.

Living Room - 13' 10" x 12' 4" (4.24m x 3.76m) The Living Room has white décor, a white ceiling with central light fitting, double glazed patio doors to the garden, a wall mounted central heating radiator and grey fitted carpet.

Guest Cloakroom - 6' 2" x 3' 2" (1.88m x 0.97m) The Guest Cloakroom has neutral décor with one mid grey feature wall and mid height neutral ceramic wall tiles, a white ceiling with central light fitting, a double glazed window to the side aspect, a wall mounted central heating radiator and white ceramic tiled flooring.

The white sanitary ware comprises a pedestal wash hand basin with a single lever mixer tap and tiled splashback, and a low level close coupled WC with push button flush.

FIRST FLOOR

Stairs and Landing - 15' 11" x 6' 4" (4.87m x 1.95m) The Stairs rise from the entrance hall to the Landing above with white walls, a white ceiling with central pendant light fitting, white balustrade, newel posts and oak handrails with a grey fitted carpet. There are doors opening into two bedrooms, family bathroom and the Hallway leading to the Second floor.

Bedroom 2 - 11' 10" x 10' 1" (3.63m x 3.09m) Bedroom 2 has white décor with a feature lilac wall, white ceiling with central light fitting, a double glazed window to the rear aspect and a wall mounted central heating radiator below, fitted wardrobes and grey fitted carpet.

Bedroom 3 - 10' 8" x 5' 6" (3.26m x 1.69m) Bedroom 3 has white décor with half height wall panelling, a white ceiling with central light fitting, a double glazed window to the front aspect, a wall mounted central heating radiator and grey fitted carpet.

Family Bathroom - 7' 3" x 5' 6" (2.22m x 1.69m) The Family Bathroom has white décor with grey stone effect half height ceramic tiling, a white ceiling with recessed spot lights and an extractor fan and grey stone effect ceramic floor tiles.

The white bathroom suite comprises a panel bath with chrome single lever mixer tap, shower above and glass shower screen, a pedestal wash hand basin with chrome single lever mixer tap and vanity unit below, a low-level close coupled WC with push button flush and a wall mounted chrome heated towel rail.

Hallway - 4' 10" x 6' 4" (1.48m x 1.95m) The Spacious Hallway to the Second Floor has white décor, a white ceiling with central light fitting, a double glazed window with fitted blind to the front aspect with a wall mounted central heating radiator below, a white desk top spanning the width of the room and grey fitted carpet.

SECOND FLOOR

Master Bedroom - 17' 3" x 8' 11" (5.26m x 2.74m) The spacious Master Bedroom has white décor with one grey panelled wall, a partially vaulted ceiling with central pendant light fitting and double glazed dormer window to the front aspect and window to the side, a wall mounted central heating radiator and grey fitted carpets. Doors open in to the En-Suite and Dressing Room.

En-Suite - 8' 0" x 6' 1" (2.44m x 1.87m) The contemporary Master Bedroom En-suite benefits from full height light grey stone effect ceramic tiling, a white semi vaulted ceiling with recessed spot lights and opening Velux roof window, a wall mounted chrome heated towel rail and grey stone effect floor tiles.

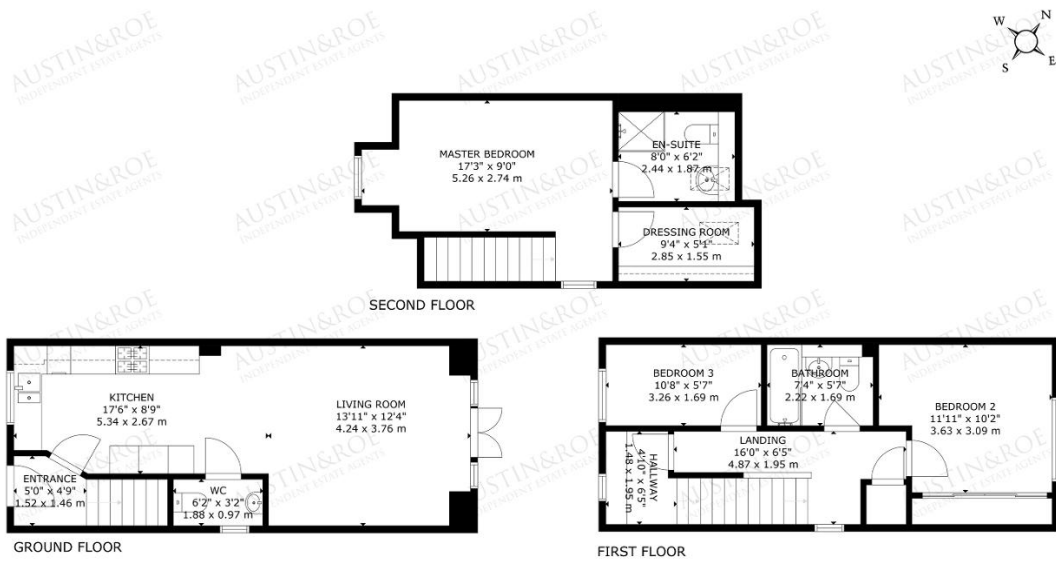
The white bathroom suite comprises a mains fed shower with glass and chrome screen, a pedestal wash hand basin with chrome single lever mixer tap and vanity unit below, and a concealed cistern WC with dual push button flush.

Dressing Room - 9' 4" x 5' 1" (2.85m x 1.55m) The Dressing Room has white décor, a white semi vaulted ceiling with opening Velux roof window and central pendant light fitting, a wall mounted central heating radiator, full height open wardrobes, a wall mounted dressing table with mirror above and grey fitted carpet.

EXTERIOR

Outside Spaces - At the front of the property is a shrubby border and a small lawned area with a paved path to the front entrance. Adjacent is a "Tarmacadam" driveway which affords parking for two cars. To the rear of the property is a paved patio area for alfresco dining and outdoor entertaining, a lawn leading to a decked seating area with pergola above and a block paved area with raised timber beds and a garden storage shed. The entire garden is surrounded well maintained wooden fencing with a gate opening onto the driveway.





AUSTIN&ROE GROUND FLOOR: 35 m²/281 sq ft. FIRST FLOOR: 33 m²/279 sq ft. SECOND FLOOR: 27 m²/291 sq ft. TOTAL: 97 m²/1,051 sq ft. **360 PICTURE UK**

ADDITIONAL PHOTOS



ENERGY EFFICIENCY

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		