



AUSTIN & ROE  
INDEPENDENT ESTATE AGENTS

3 BEDROOM THREE STOREY TOWN HOUSE FOR SALE - £284,000

CLARKE WAY, UDALL GRANGE, STONE, STAFFORDSHIRE, ST15 0FS



## KEY FEATURES

- THREE BEDROOM SEMI DETACHED HOUSE • CONTEMPORARY KITCHEN DINER AND BATHROOM • THREE BEDROOMS AND TWO BATHROOMS • MASTER BEDROOM WITH EN-SUITE • WALK IN WARDROBE • IMMACULATELY PRESENTED • DRIVEWAY WITH PARKING FOR TWO VEHICLES • ENCLOSED REAR GARDEN

STONE

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## DESCRIPTION

Austin & Roe are delighted to offer 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, the Family Bathroom 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 small lawned area with beech hedging and 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 low maintenance enclosed garden with a block paved patio area for alfresco dining and outdoor entertaining, a central gravelled space leading to a further seating area with 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/3-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 immediately on your right.

## GROUND FLOOR

**Entrance Hallway - 4' 10" x 4' 11" (1.48m x 1.5m)** The property is entered via a black composite glazed door with open storm canopy above into a bright Entrance Hall with neutral décor, a white ceiling with contemporary light fitting, a wall mounted central heating radiator and grey barrier matting flooring. A door opens into the kitchen and stairs rise to the floor above.

**Kitchen Diner - 17' 9" x 8' 11" (5.43m x 2.73m)** The modern Open-plan Kitchen Diner has white décor, a white ceiling with recessed spot lights, a double glazed window to the front aspect with fitted blinds and contemporary slate effect tiled flooring.

There is a selection of white and grey high gloss full height, wall and base units with smoked wood effect countertops inset with a stainless steel one-and-a half bowl sink, drainer and chrome mixer tap, a gas hob with extractor cooker hood above, a built in electric oven and integrated dishwasher and fridge freezer.

A door opens in to the Guest Cloakroom.



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**Living Room - 13' 8" x 12' 4" (4.19m x 3.76m)** The Living Room has white décor, a white ceiling with contemporary light fitting, double glazed patio doors to the garden, a grey high gloss media unit with space for a TV and integrated storage, a wall mounted central heating radiator and grey fitted carpet.

**Guest Cloakroom - 5' 10" x 2' 10" (1.79m x 0.88m)** The Guest Cloakroom has pale blue décor, a white ceiling with central spot light fitting, a double glazed window to the side aspect with fitted blind, a wall mounted central heating radiator and slate effect 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' 5" x 6' 6" (4.72m x 1.99m)** The Stairs rise from the entrance hall to the Landing above with white walls, a white ceiling with central contemporary 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 - 10' 0" x 12' 5" (3.06m x 3.79m)** Bedroom 2 has white décor with a feature blue wall, white ceiling with central contemporary 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' 9" x 5' 4" (3.28m x 1.65m)** Bedroom 3 has blue and grey décor, a white ceiling with central pendant light fitting, a double glazed window to the front aspect with fitted blind, a wall mounted central heating radiator and grey fitted carpet.

**Family Bathroom - 7' 2" x 5' 4" (2.19m x 1.65m)** The Beautiful Family Bathroom benefits from full height marble effect wall tiling, a white ceiling with recessed spot lights and an extractor fan and marble effect ceramic floor tiles. The white bathroom suite comprises a panel shower bath with chrome mixer taps, rainfall shower above and glass shower screen, a built in vanity with countertop wash hand basin with chrome single lever mixer tap, a low-level close coupled WC with push button flush and a wall mounted chrome heated towel rail.

**Hallway - 4' 10" x 6' 6" (1.49m x 1.99m)** The Hallway to the Second Floor has white décor, a white ceiling with contemporary light fitting, a double glazed window with fitted blind to the front aspect with a wall mounted central heating radiator below and grey fitted carpet. Stairs rise to the Second Floor.

## SECOND FLOOR

**Master Bedroom - 17' 8" x 9' 1" (5.4m x 2.77m)** The spacious Master Bedroom has white décor with one feature patterned wall, a partially vaulted ceiling with central feature 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 Walk in Wardrobe.

**En-Suite - 7' 11" x 6' 3" (2.42m x 1.91m)** The contemporary Master Bedroom En-suite benefits from full height light grey stone effect ceramic tiling in the showering area and blue decor, 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 a concealed cistern WC with dual push button flush.

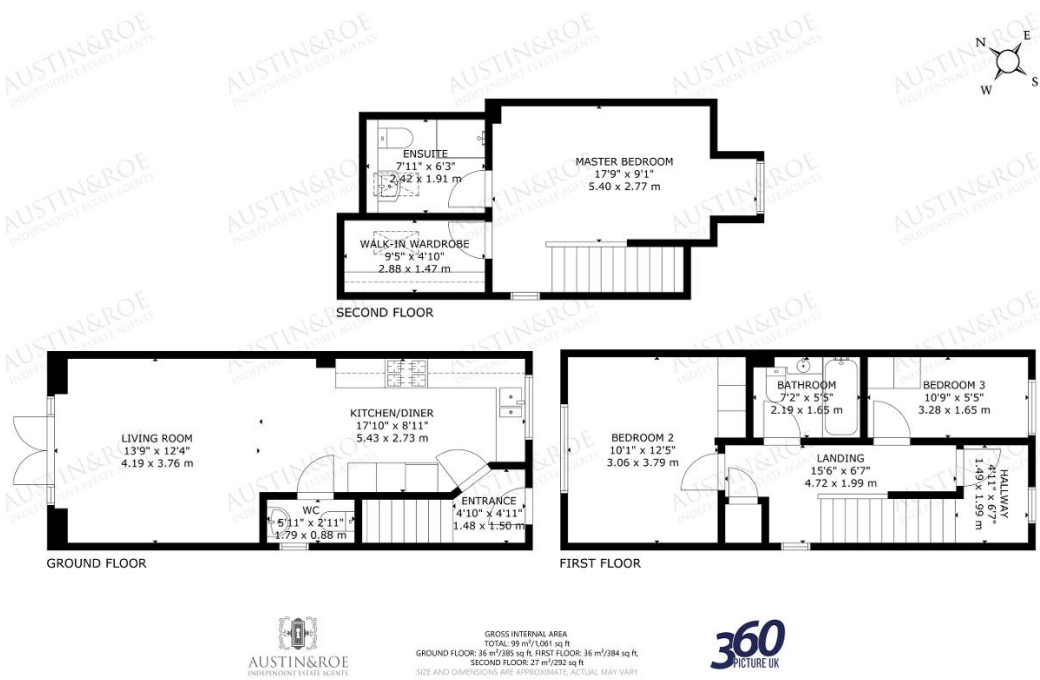
**Walk in Wardrobe - 9' 5" x 4' 9" (2.88m x 1.47m)** The Walk in Wardrobe has white décor, a white semi vaulted ceiling with opening Velux roof window and central pendant light fitting, a wall mounted central heating radiator, full height open wardrobes and grey fitted carpet.

## EXTERIOR

**Outside Spaces -** At the front of the property is a small lawned area with beech hedging and 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 low maintenance enclosed garden with a block paved patio area for alfresco dining and outdoor entertaining, a central gravelled space leading to a further seating area with a garden storage shed. The entire garden is surrounded well maintained wooden fencing with a gate opening onto the driveway.







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		