



AUSTIN & ROE
INDEPENDENT ESTATE AGENTS

4 BEDROOM DETACHED FOR SALE - OFFERS IN EXCESS OF £350,000

TILLING DRIVE, STONE, STAFFORDSHIRE, ST15 0AA



KEY FEATURES

- FOUR BEDROOM DETACHED HOUSE • DRIVEWAY AND GARAGE • BEAUTIFULLY PRESENTED • OPEN PLAN KITCHEN AND LIVING AREAS • LARGE RECEPTION ROOMS • MASTER BEDROOM WITH EN-SUITE • FULLY ENCLOSED REAR GARDEN • CLOSE TO LOCAL SCHOOLS

STONE

Granville Square, 75A High Street, Stone, Staffordshire, ST15 8AE

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DESCRIPTION

Austin & Roe have great pleasure in offering For Sale this beautifully presented Four Bedroom Detached House with integral garage, drive and an enclosed garden at the rear. The property is located on Tilling Drive, close to local Schools and amenities, and within walking distance of Stone town centre.

The Property comprises an Entrance Hallway, Living Room / Diner, Kitchen & Family Room and Guest Cloakroom on the Ground Floor, to the First Floor is the Landing, Master Bedroom with En-Suite, three further Bedrooms and the Family Bathroom. The Property benefits from gas central heating and double glazing.

The Property is access by vehicle via the rear of the property on Beacon Grove, on a quiet cul de sac, with the Properties driveway at the head, with parking for two vehicles and Garage access. A timber gate leads to the front of the Property, which has a pretty courtyard feel, with a garden laid to lawn, paved pathways leading to the Entrance and to the pedestrian access along Tilling Drive. To the side of the Property is a fully enclosed Garden, with a multi level decking and patio area for alfresco dining and entertaining, a lawn edged by mature shrubbery, and well maintained timber fencing.

The Council Tax Band is E
Mains Gas & Electric
Mains Water, Drainage and Sewerage
Broadband FTTC
Mobile Phone 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/28-tilling-drive>

LOCATION

Leave Stone via Stafford Street at the Walton island take the second exit to Eccleshall Road B5026, take the first left onto Tilling Drive, you will find the property on your right.

GROUND FLOOR

Entrance Hallway - 17' 7" x 5' 10" (5.36m x 1.8m) The Property is entered through a sage green composite door in to the welcoming Entrance Hallway, which has neutral décor, a white dado rail with dark green décor below, two pendant light fittings, a wall mounted central heating radiator with decorative cover and wooden laminated flooring. Doors open in to the Living Room, Kitchen, Guest Cloakroom and Store, and stairs rise to the floor above.

Living Room / Diner - 22' 5" x 11' 3" (6.84m x 3.43m) The Living Room / Diner has neutral décor, with one feature dark green wall, a white ceiling with two pendant light fittings, two double glazed windows to the side and front aspects with wall mounted central heating radiators below, a fireplace inset with a contemporary log burning stove with slate hearth and oak beam mantle, and wooden laminated flooring.

Kitchen / Family Room - 22' 5" x 12' 11" (6.84m x 3.96m) The open plan Kitchen and Family Room has neutral décor with dark blue décor to the Kitchen area, a white ceiling with two pendant light fittings, two double glazed windows to the front aspect and to the garden, with double glazed patio doors opening on to the decked patio area, two wall mounted central heating radiators, wooden laminated flooring to the Family Room and a white ceramic tiled floor to the Kitchen.



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There are a range of cream shaker style wall and base units, with a pale quartz effect countertop and upstand, inset with a stainless steel bowl and half sink and drainer with chrome mixer tap, a stainless steel gas hob with extractor above and integrated oven below, and spaces for a dishwasher, washing machine and fridge freezer.

Guest Cloakroom - The Guest Cloakroom has pale grey décor with half height white brick effect ceramic wall tiling, a white ceiling with central light fitting, an obscured glass double glazed window to the rear aspect, a wall mounted central heating radiator and blue patterned floor tiling. The white sanitaryware consists of a pedestal wash hand basin with chrome taps, and a close coupled WC with push button flush.

FIRST FLOOR

Stairs and Landing - *9' 6" x 8' 11" (2.91m x 2.73m)* The Stairs rise from the Entrance Hallway to the landing, with matching décor flowing from the Hallway, a white balustrade and handrail and grey fitted carpet. The Landing follows in style, with a white ceiling with central light fitting, grey fitted carpet and white doors opening in to the four Bedrooms, Store Cupboard and Family Bathroom.

Master Bedroom - *11' 6" x 11' 1" (3.52m x 3.4m)* The Master Bedroom has pale grey décor, a white ceiling with central pendant light fitting, a double glazed window to the front aspect with wall mounted central heating radiator below complete with decorative cover, two built in double wardrobes and pale grey fitted carpet. A door opens in to the En-Suite shower room.

Master Bedroom En-Suite - *5' 10" x 7' 3" (1.78m x 2.22m)* The Master Bedroom En-Suite shower Room has neutral décor, a white ceiling with central spot light fitting, an obscured glass double glazed window to the front aspect, a wall mounted chrome heated towel rail and wooden herringbone effect vinyl flooring. The sanitaryware consists of a grey vanity unit with inset sink, chrome taps and a white composite splashback, a showering cubicle with glass screen, full height white brick effect wall tiling and chrome fittings, and a close coupled WC with lever flush.

Bedroom 2 - *10' 5" x 11' 2" (3.19m x 3.41m)* The Second Bedroom has pale grey décor with a feature abstract mountain range mural to one wall, a double glazed window to the front aspect with wall mounted central heating radiator below, a double fitted wardrobe and wooden laminated flooring.

Bedroom 3 - *9' 8" x 9' 1" (2.95m x 2.77m)* The Third Bedroom has pale grey décor, a white ceiling with central pendant light fitting, a double glazed window to the side aspect with wall mounted central heating radiator below, a double fitted wardrobe and grey fitted carpet.

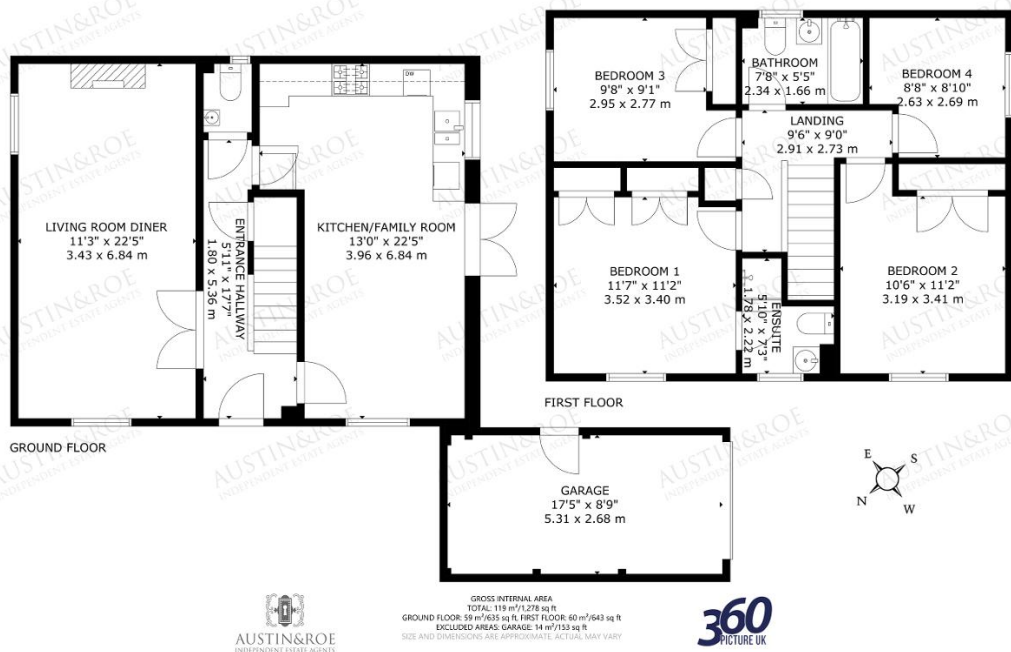
Bedroom 4 - *8' 7" x 8' 9" (2.63m x 2.69m)* The Fourth Bedroom has pale grey décor, a white ceiling with central pendant light fitting, a double glazed window to the side aspect with wall mounted central heating radiator below and grey fitted carpet.

Family Bathroom - *7' 7" x 5' 5" (2.34m x 1.66m)* The Family Bathroom benefits from stone effect full height ceramic wall tiling, a white ceiling with central spot light fitting, an obscured glass double glazed window to the rear aspect, a chrome heated towel rail and blue patterned ceramic floor tiling. The white bathroom suite consists of a panel bath with chrome mixer tap and shower above, a pedestal wash hand basin with white vanity unit and chrome mixer tap, and a close coupled WC with push button flush.

EXTERIOR

Garage - *17' 5" x 8' 9" (5.31m x 2.68m)*





ADDITIONAL PHOTOS



ENERGY EFFICIENCY

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		