



AUSTIN & ROE  
INDEPENDENT ESTATE AGENTS

3 BEDROOM END TERRACED FOR SALE - OFFERS IN EXCESS OF £199,950

DEWINT ROAD, STONE, STAFFORDSHIRE, ST15 8NY



## KEY FEATURES

• 3 BED END TERRACE • MODERN KITCHEN & BATHROOM • OVERLOOKING CANAL, WITH COUNTRYSIDE VIEW • BEAUTIFULLY PRESENTED • LOG BURNER • GREAT COMMUTER LINKS • CLOSE TO TOWN CENTRE

STONE

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

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## DESCRIPTION

Austin & Roe are delighted to bring to the Sales Market this beautifully presented Three Bedroom End Terrace House with large Driveway for 2 cars. Located in a cul de sac, which overlooks the canal and countryside views. Within walking distance of the town centre and local schools and with great commuter links.

The Property comprises an Entrance Hallway, Kitchen/ Diner, living room and utility on the Ground Floor; to the First Floor is the Landing and Hallway, three Bedrooms and Family Bathroom.

To the front of the Property is a generous gravelled parking area, providing off road parking for at least two vehicles with paved and shared access leading to the private rear garden, which is fully enclosed. The garden has been fully landscaped with indian stone patio for alfresco dining and entertaining. Also having a good sized lawn area and timber fencing providing privacy. The bottom of the garden has decking which provides another seating/play area with a fantastic large shed which is fully equipped with power and lighting. The property benefits from gas central heating and double glazing.

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

## LOCATION

### Directions

Leave Stone town centre along Christchurch Way turning left onto Lichfield Street and proceed onto Lichfield Road. Take the second turning on the right hand side onto Priory Road and proceed round to take the third turning on the left onto Dewint Road to where you will find the property at the bottom on the left hand side.

## GROUND FLOOR

**Entrance Hall** - A Generous size entrance hall having double glazed entrance door with matching double glazed side panel. Fitted with Amtico flooring and having understairs storage cupboard and a radiator. Doors lead to all ground floor accommodation.

**Kitchen/Diner** - 13' 0" x 9' 7" (3.98m x 2.94m) A Generous sized kitchen with a good sized storage/larder cupboard. The kitchen is fitted with worktops extending along two sides incorporating a one and a half bowl stainless steel sink unit with mixer tap and attractive tiled splashbacks. There is a matching range of base, drawer and wall mounted units with built-in oven, five burner gas hob with a contemporary styled stainless steel cooker hood over, built-in dishwasher and space for a freestanding fridge freezer. The room has a double glazed window to the front overlooking the cul-de-sac the canal and the fields beyond. There are recessed ceiling spotlights, radiator and Karndean flooring.

**Living Room** - 13' 1" x 12' 4" (4.01m x 3.78m) A great sized living room being rear-facing and having a double glazed window overlooking the rear garden with radiator and log Burner with black granite hearth and contemporary surround.

**Utility Room** - 9' 3" x 6' 0" (2.84m x 1.85m) The utility room is situated to the rear having tiled flooring, fitted worktop with appliance space beneath. There is a wall cupboard, radiator, double glazed window and door leading out to the rear garden and good sized under stair



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storage.

FIRST FLOOR

**Landing** - Doors lead to all first floor accommodation, plus airing cupboard, recessed ceiling spotlights and generous loft access with fixed loft ladder leading to a generous loft which is floored and shelved, ideal for further storage.

**Bedroom One** - *11' 3" x 11' 1" (3.43m x 3.4m)* Having a built-in vanity cupboard, radiator and double glazed window to the rear, which has stunning views of the canal.

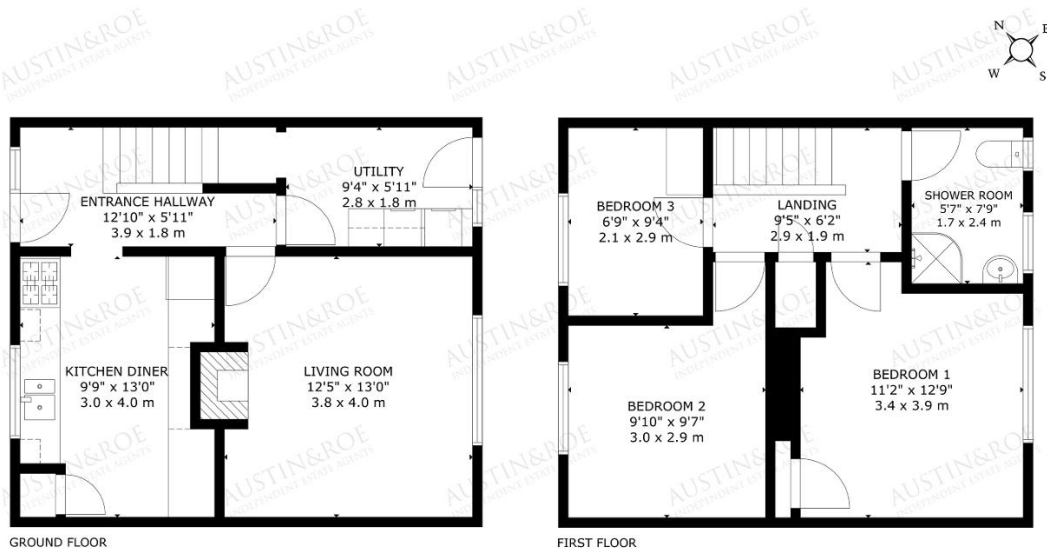
**Bedroom Two** - *9' 9" x 9' 8" (2.99m x 2.97m)* A further good sized double bedroom with double glazed window to front and a radiator.

**Bedroom Three** - *9' 3" x 6' 9" (2.84m x 2.08m)* A good sized third bedroom with radiator and double glazed window to front.

**Shower Room** - *7' 10" x 5' 6" (2.39m x 1.68m)* Stylishly appointed and practical room with white suite comprising corner walk-in shower cubicle with mains power shower over, pedestal wash hand basin and close coupled WC. There is a contemporary styled towel radiator, fully tiled walls and two double glazed windows to the rear.







GROSS INTERNAL AREA  
TOTAL: 82 m<sup>2</sup>/881 sq ft  
GROUND FLOOR: 41 m<sup>2</sup>/439 sq ft, FIRST FLOOR: 41 m<sup>2</sup>/442 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

