



AUSTIN & ROE  
INDEPENDENT ESTATE AGENTS

3 BEDROOM DETACHED FOR SALE - £370,000  
FIELD TERRACE, STONE, STAFFORDSHIRE, ST15 8HG



KEY FEATURES

- THREE BEDROOM DETACHED WITH ANNEXE • SPACIOUS LOUNGE • OPEN PLAN SITTING ROOM • MODERN DINING/KITCHEN • STYLISH FAMILY BATHROOM • MULTI-PURPOSE ANNEX • GAS CENTRAL HEATING & DOUBLE GLAZING • EASY MAINTENANCE GARDEN FRONT AND REAR

## DESCRIPTION

Austin & Roe have great pleasure in offering For Sale this immaculately presented Three Bedroom Detached property with detached Garden Room within walking distance of the Town, Station and easy access to the M6 and motorway network.

The property comprises an Entrance Hall, Lounge, Living Room, Kitchen/Diner and Guest Cloakroom on the Ground Floor; on the First Floor is the Landing, Three Bedrooms and the Family Shower Room. The property benefits from a detached Garden Room, gas central heating and double glazing.

At the front of the property is a low maintenance garden, the front boundaries a half height brick wall with stone capped stanchions, and an opening to the block paved driveway leading to two "Tarmacadam" spaces for off-road parking and a five-bar gate, a gravel bed with shrubs and well maintained wooden fencing to both sides. To the rear is a traditional garden laid to lawn with borders and a paved patio area for alfresco dining and outdoor entertaining. The garden room extends across the back of the garden with a path on all sides and space for a seating area at the back.

Council Tax Band C  
Mains Electric  
Mains Gas  
Mains Drains and Sewerage  
Broadband FTTC  
Mobile Coverage

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/18-field-terrace>

## LOCATION

Leave Stone travelling north on Radford Street, at the traffic lights turn left onto Oulton Road and left into Stonefield Square continuing onto Field Terrace, your destination is on the left at the end of Field Terrace.

## GROUND FLOOR

**Entrance Hall - 12' 11" x 6' 2" (3.96m x 1.88m)** The property is entered via an open arched storm porch through a grey composite glazed door with transom window above and glazed side panel into a welcoming Entrance Hallway. The decor is white with a white ceiling having a pendant light fitting, a wall mounted central heating radiator and neutral fitted carpet. There are stripped pine doors opening into the lounge, living room, guest cloakroom and stairs rising to the floor above.

**Lounge - 10' 11" x 10' 11" (3.35m x 3.35m)** The cosy Lounge has white decor, a white ceiling with central pendant light fitting, a double glazed window with fitted louvred shutters to the front aspect with a wall mounted central heating radiator below, an Edwardian style fireplace on a black granite hearth, TV connection and neutral fitted carpet.

**Living Room - 11' 1" x 10' 11" (3.39m x 3.35m)** The spacious Living Room is open plan to the dining area and kitchen has white decor, a white ceiling with a central pendant light fitting, double glazed "French" doors fitted with louvred shutters, a wall mounted central heating radiator, an electric fire inset into the chimney breast, a TV connection point and a neutral fitted carpet.





**Kitchen/Diner - 17' 0" x 7' 11" (5.2m x 2.43m)** The Kitchen/Diner has white decor, a white ceiling having a flush light and three pendant lights in-line, a double glazed window to the rear aspect and double glazed exterior door opening onto the paved patio area, a wall mounted central heating radiator and wood effect flooring. There is a selection of high gloss white full height, wall and base units with black granite effect countertops with upstands inset with a pale grey composite sink, drainer and a chrome swan-neck dual lever mixer tap, a four burner gas hob with oven below and extractor cooker hood, integrated dishwasher, fridge freezer and space and plumbing for a washing machine, space for a table and chairs.

**Guest Cloakroom - 5' 10" x 2' 9" (1.78m x 0.86m)** The Guest Cloakroom has pale grey decor, a white ceiling, a double glazed window with obscured glass to the side aspect and wood effect flooring. The white sanitary ware comprises a corner vanity unit inset with a wash hand basin having a chrome single lever mixer tap and a low-level close coupled WC with a push button flush.

FIRST FLOOR

**Stairs & Landing - 8' 2" x 3' 5" (2.49m x 1.06m)** The Stairs rise with a quarter turn to the landing above with white decor, white balustrade topped with wood, a white ceiling with pendant light fitting and loft hatch giving access to the roof space, a double glazed window with obscured glass to the side aspect and neutral fitted carpet. There are stripped pine doors opening into the three bedrooms and the family shower room.

**Bedroom 1 - 11' 3" x 10' 11" (3.44m x 3.35m)** The First Bedroom has white decor, a white ceiling with central pendant light fitting, a double glazed window to the front aspect with a wall mounted central heating radiator below, fitted bedroom furniture across one wall, a TV connection point and neutral fitted carpet.

**Bedroom 2 - 11' 3" x 10' 11" (3.44m x 3.34m)** The Second Bedroom has white decor, a white ceiling with central pendant light fitting, a double glazed window to the rear aspect with a wall mounted central heating radiator below, fitted bedroom wardrobes to each alcove and neutral fitted carpet.

**Bedroom 3 - 6' 6" x 6' 1" (1.99m x 1.86m)** The Third Bedroom, currently used as an office, has white decor, a white ceiling with central pendant light fitting, a double glazed window fitted with a "Venetian" blind to the front aspect with a wall mounted central heating radiator below, and wood effect flooring.

**Shower Room - 8' 0" x 6' 11" (2.45m x 2.12m)** The Family Shower Room has grey decor, a white ceiling with a central flush light fitting, a double glazed window with obscured glass to the rear aspect, a wall mounted traditional towel rail/radiator and wood effect flooring. The white sanitary ward comprises a large shower tray with glass shower screens and mains fed shower, a vanity unit across one wall incorporating a ceramic basin with chrome single lever mixer tap and a low-level hidden cistern WC with push button flush.

EXTERIOR

**Outside Areas -** At the front of the building is a half height brick wall with stanchions, an opening onto a block drive with two "Tarmacadam" spaces and wooden gates giving access to the rear, a gravel bed with shrubs and ample room for pots. To the rear is a garden laid to lawn with a paved path to the patio area with plenty of space for alfresco dining and outdoor entertaining. A garden laid to lawn with borders, and a path around the Garden Room.

ANNEXE

**Garden Room - 16' 6" x 28' 10" (5.04m x 8.8m)** The amazing Garden Room had exposed brickwork, a vaulted ceiling with exposed "A" frames, two single glazed windows facing the house with double wooden doors, directly opposite are double uPVC double glazed doors onto the rear, There is a wood burning stove mounted on stone flags.







ADDITIONAL PHOTOS



ENERGY EFFICIENCY

