



AUSTIN & ROE  
INDEPENDENT ESTATE AGENTS

5 BEDROOM DETACHED FOR SALE - OFFERS IN REGION OF £465,000

BEACON GROVE, STONE, ST15 0BG



## KEY FEATURES

• 5 BEDROOM 3-STOREY DETACHED PROPERTY • OPEN PLAN KITCHEN/DINING/LIVING AREA • SPACIOUS LOUNGE • MASTER BEDROOM/DRESSING ROOM/EN-SUITE • GUEST BEDROOM WITH EN-SUITE • MODERN FAMILY BATHROOM • DETACHED DOUBLE GARAGE & CAR CHARGER • FULLY ENCLOSED REAR GARDEN

STONE

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

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## DESCRIPTION

Austin & Roe are pleased to offer For Sale this Five Bedroom Three Storey Executive Detached House with Detached Garage, within walking distance of the Market Town of Stone and the railway station.

The property comprises of Entrance Hallway, Sitting Room, open-plan Family Area/Dining Area/Kitchen Area, Utility and Guest Cloakroom on the Ground Floor; on the First Floor is the Landing, Lounge, Master Bedroom with Dressing Room and En-Suite Bathroom; on the Second Floor is the Landing, Guest Bedroom with En-Suite, Three further Bedrooms and Family Bathroom.

At the front of the property is a fully enclosed garden with a paved path to the front door. To the rear garden is a decked area for alfresco dining and outdoor entertaining, a garden mainly laid to lawn and rear gate to the double garage.

Council Tax Band F.

You can view the Virtual Tour of this property on our website, Rightmove or by typing the following link into your subject bar:

<https://my.360picture.uk/tour/40-beacon-grove>

## LOCATION

Take Stafford Road out of Stone to the Walton traffic island take the second exit onto the Eccleshall Road, left onto Tilling Drive, and left again into Beacon Grove.

## GROUND FLOOR

**Entrance Hallway - 16' 7" x 12' 11" (5.06m x 3.96m)** Through the white composite door with a transom window and storm canopy above into the impressive Entrance Hallway with pale grey decor, white ceiling having twin light fittings, two wall mounted central heating radiators and wooden flooring. There are doors opening into the Sitting Room, Open Plan Living area, Utility Room, Guest Cloakroom and stairs rising to the half-galleried landing above.

**Sitting Room - 12' 1" x 9' 8" (3.69m x 2.96m)** The cosy Sitting Room with neutral decor having darker contrast wall, white ceiling with coved cornice and central light fitting, double glazed window to the front aspect, wall mounted central heating radiator, a wooden feature fireplace with black granite backing, hearth and inset with a coal effect electric fire, neutral fitted carpet, TV connection and power points.

**Dining Area - 10' 9" x 7' 7" (3.29m x 2.34m)** The Dining Area has pale grey walls, a white ceiling with a central light fitting, double glazed window to the front aspect, wall mounted central heating radiator, wooden flooring and is open to the Kitchen Area.

**Kitchen Area - 17' 0" x 10' 9" (5.2m x 3.29m)** The Modern Kitchen has pale grey decor, a white ceiling with matching central light fitting, double glazed window to the rear aspect and a continuation of the wooden flooring. There is a selection of white high gloss wall and base units with grey countertops and-uplands, inset with dark grey composite one-and-a-half bowl sink, drainer and matching dual lever mixer tap, a black 'range' style cooker with double-oven and grill below and stainless steel splash back and black extractor cooker hood above, integrated dishwasher, under counter fridge and freezer. There is a matching island unit with countertop extending out to form a breakfast bar. The Kitchen Area is open plan to the Family Area and Dining Area.

**Family Area - 9' 9" x 9' 2" (2.99m x 2.81m)** The Family Area has pale grey decor, a white ceiling with central matching light fitting, uPVC



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double glazed "French" doors opening onto the rear garden, a wall mounted central heating radiator, wooden flooring, TV connection and power points.

**Utility - 8' 11" x 9' 2" (2.73m x 2.81m)** The useful Utility Room has pale grey walls, a white ceiling with central light fitting and extractor fan, a wall mounted central heating radiator, a uPVC exterior door glazed with obscured glass onto the rear garden and wooden flooring. There is a wall mounted wooden kitchen unit and matching base cupboard, granite effect countertop with up-stands, wall mounted gas central heating boiler and plumbing for a washing machine and tumble dryer. There is an interior door into the hallway.

**Guest Cloakroom - 6' 0" x 2' 11" (1.85m x 0.91m)** The Guest Cloakroom has pale grey walls, a white ceiling with central light fitting, a double glazed window with obscured glass to the side aspect with wall mounted central heating radiator below and wooden flooring. The white sanitary ware comprises of a pedestal wash hand basin with chrome double lever mixer taps and a low-level WC.

FIRST FLOOR

**Stairs & First Floor Landing - 18' 3" x 6' 0" (5.58m x 1.85m)** The Stairs rise from the Entrance Hallway to the Landing above with pale grey decor, white balustrade and newel posts, a white ceiling with twin light fittings, double glazed window to the front aspect with wall mounted central heating radiator below and neutral fitted carpet. There are "French" doors opening into the Lounge, Master Bedroom, storage cupboard and Stairs rising to the Landing above.

**Lounge - 24' 11" x 12' 4" (7.6m x 3.77m)** The Spacious Lounge has neutral decor, a white ceiling with twin light fittings and coved cornice, a double glazed bay window to the side aspect and dual aspect double glazed windows with wall mounted central heating radiators below, a feature fireplace with wooden mantle black granite backing and hearth, inset with an electric coal effect fire, neutral fitted carpet, TV connection and power points.

**Master Bedroom - 15' 0" x 9' 10" (4.59m x 3.02m)** The Master Bedroom is decorated in pale grey with a dark grey contrast wall, white ceiling with central light fitting and coved cornice, a double glazed window to the front aspect, neutral fitted carpet, TV connection and power points. There is an open doorway into the dressing room and en-suite beyond.

**Dressing Room - 10' 0" x 4' 10" (3.06m x 1.48m)** The dressing room has pale grey walls, a white ceiling with central light fitting, double glazed window to the rear aspect with central heating radiator below, neutral fitted carpet. There are three double wardrobes and a door opening into the En-Suite.

**En-Suite Bathroom to Master Bedroom - 9' 1" x 6' 3" (2.78m x 1.92m)** The stylish bathroom benefits from full height tiling in shades of grey, a white ceiling with central light fitting and extractor fan, a double glazed obscured glass window to the rear aspect, a modern chrome vertical heated towel rail/radiator and porcelain floor tiles. The white bathroom suite comprises a double ended bath with central chrome single lever "waterfall" tap, a stand-alone shower cubicle with white tray, glass screen and door, chrome shower with "rain-drop" shower head with separate hair washing facility, a white vanity unit inset with wash hand basin with chrome single lever "waterfall" tap and low-level WC.

SECOND FLOOR

**Stairs and Second Floor Landing - 16' 11" x 6' 0" (5.16m x 1.85m)** The Stairs rise from the First Floor Landing to the Second Floor Landing above with pale grey decor, white balustrade and newel posts, with a white ceiling with twin light fittings, double glazed window to the front aspect with wall mounted central heating radiator below and neutral fitted carpet. There are doors opening onto the Four Bedrooms and Family Bathroom.

**Guest Bedroom (2) - 11' 11" x 10' 10" (3.64m x 3.31m)** The Guest Bedroom has pale grey walls, a white ceiling with light fitting and loft hatch giving access to the roof space, a double glazed window to the side aspect with wall mounted central heating radiator below, a built-in double wardrobe, neutral fitted carpet, TV connection and power points. There is a door opening into the En-Suite Shower Room.

**En-Suite Shower Room to Guest Bedroom - 10' 10" x 4' 9" (3.31m x 1.45m)** The En-Suite Shower Room has pale grey decor with white tiled splash back and white tiles to the showering area, a white ceiling with central light fitting and extractor fan, double glazed obscured glass window to the rear aspect with a wall mounted central heating radiator below and neutral porcelain floor tiles. The white sanitary ware comprises a built in shower cubicle with bi-folding doors and mains shower, a pedestal wash hand basin with chrome single lever mixer tap and a low-level WC.

**Bedroom 3 - 12' 1" x 9' 9" (3.7m x 2.98m)** The Third Bedroom has pale grey walls with a contrast darker grey wall, white ceiling with central light fitting, double glazed window to the rear aspect with central heating radiator below, double fitted wardrobe, neutral fitted carpet, TV connection and power points.

**Bedroom 4 - 10' 3" x 9' 10" (3.14m x 3.02m)** The Fourth Bedroom has neutral decor with a darker contrast wall, white ceiling with central light fitting, a double glazed window to the front aspect with wall mounted central heating radiator below, double fitted wardrobe, neutral carpet, TV connection and power points.

**Bedroom 5 (Study) - 10' 10" x 7' 5" (3.31m x 2.28m)** The Fifth Bedroom (currently used as an office) has pale green decor, a white ceiling with central light fitting, a double glazed window to the front aspect with wall mounted central heating radiator below, neutral fitted carpet, TV connection and power points.

**Family Bathroom - 7' 7" x 6' 2" (2.34m x 1.89m)** The modern Family Bathroom is white with half height gloss tiling in two shades of grey to

the sanitary ware and full height tiling to the bathing area, there is a white ceiling with central light fitting and an extractor fan, a double glazed obscured glass window to the rear aspect, wall mounted dark grey vertical heated towel rail radiator and high gloss porcelain floor tiles. The white bathroom suite comprises a double ended bath with chrome "waterfall" double lever mixer tap, a chrome "raindrop" shower above with a glass shower screen, a white pedestal wash had basin with chrome single lever "waterfall" mixer tap and a low-level WC.

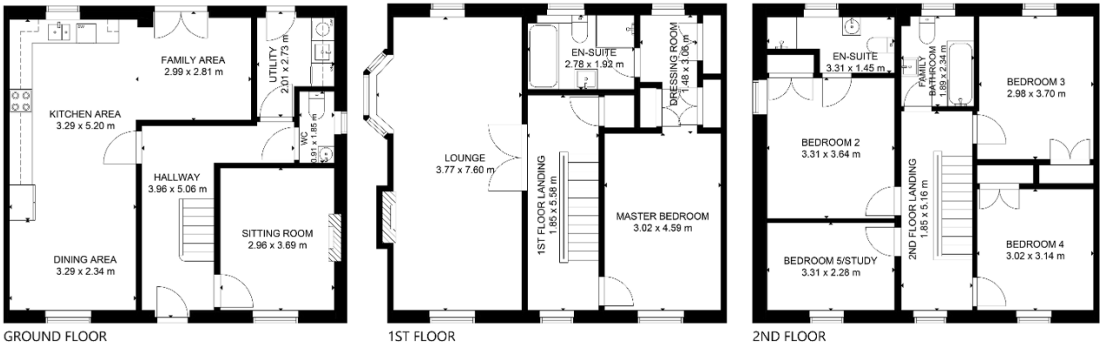
EXTERIOR

**Outdoor Areas** - The property is situated at the end of a pathway which is paved, with white gravel beds to each sides for container gardening and leads to the front door, there is a front garden mainly laid to lawn which is fully enclosed with wooden fencing, shrubs and borders, there is an island bed which is planted with bulbs around a tree. Adjacent to the property is a wooden gate leading to a gravel path and decked area with a rockery and pond, through a picket gate onto the larger decked and gravel area for alfresco dining and evening entertaining, To the rear of the property is a fully enclosed rear garden, mainly laid to lawn with shrubbery and flower borders, paved area around the house, at the rear of the garden is a paved area with a shed, gazebo and gate through to the two garages.

**Garage** - At the rear of the property is a detached double garage with power, light and and electric car charger. There are two matching white up-and-over doors with an adjacent gate giving access to the rear garden.







GROSS INTERNAL AREA  
TOTAL: 195 m<sup>2</sup>  
GROUND FLOOR: 65 m<sup>2</sup>, 1ST FLOOR: 67 m<sup>2</sup>  
2ND FLOOR: 63 m<sup>2</sup>  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



ADDITIONAL PHOTOS



ENERGY EFFICIENCY

