



AUSTIN & ROE
INDEPENDENT ESTATE AGENTS

3 BEDROOM DETACHED FOR SALE - £265,000

CLARKE WAY, UDALL GRANGE, STONE, ST15 0FS



KEY FEATURES

- THREE BEDROOM DETACHED PROPERTY • GARAGE AND DRIVEWAY • EXCELLENT ENERGY PERFORMANCE CERTIFICATE • SPACIOUS LOUNGE • KITCHEN/DINER & UTILITY ROOM • EN-SUITE SHOWER ROOM TO MASTER BEDROOM • FAMILY BATHROOM • GAS CENTRAL HEATING & DOUBLE GLAZING

STONE

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DESCRIPTION

Austin & Roe have great pleasure in offering For Sale this Three Bedroom Detached Property with garage and drive on the popular Udall Grange Estate. The property is close to local amenities and within walking distance of the Market Town of Stone and the railway station. Good links to the Motorway Network via M6.

The property comprises an Entrance Hall, Lounge, Kitchen/Diner, Utility and Guest Cloakroom on the Ground Floor; on the First Floor is the Landing, Master Bedroom with En-Suite, Two further Bedrooms and the Family Bathroom. The property benefits from a garage, gas central heating and double glazing.

At the front of the property is a garden laid to lawn with an adjacent garage to the driveway. To the rear is a fully enclosed garden laid to lawn with a paved patio area.

The Council Tax Band is C
Mains Electric
Mains Gas
Mains Water
Broadband FTTC
Mobile coverage

You can view the virtual tour of this lovely property on our website, rightmove or the internet by typing the following link into the subject bar:

<https://my.360picture.uk/tour/10-clarke-way>

LOCATION

Leave Stone via Stafford Road at the Walton traffic island take the second exit onto the Eccleshall Road, proceed to the next small traffic island and go straight across, take the next right onto Clarke Way, your destination will be on your right.

GROUND FLOOR

Entrance Hall - 13' 2" x 6' 7" (4.03m x 2.02m) The property is entered through a black composite door into a welcoming Entrance Hallway. The decor is neutral, a white ceiling with central pendant light fitting, a double glazed window to the side aspect, a wall mounted central heating radiator and neutral fitted carpet. There are doors into the lounge, guest cloakroom, kitchen/diner, under-stair cupboard and stairs rising to the landing above.

Lounge - 12' 8" x 12' 2" (3.88m x 3.73m) The spacious Lounge has neutral walls, a white ceiling with a central pendant light fitting, a double glazed window to the front aspect with a wall mounted central heating radiator below, TV connection and neutral fitted carpet.

Kitchen Diner - 18' 2" x 9' 4" (5.56m x 2.85m) The Kitchen Diner has neutral decor, a white ceiling with a three lamp spot light fitting in the food preparation area and a pendant light fitting in the dining area, a double glazed window to the rear aspect and uPVC double door onto the rear paved area, a wall mounted central heating radiator and wood effect vinyl floor tiles. There is a selection of two-tone white and neutral floor and wall units with pale grey granite effect counter tops with up-stands, inset with a stainless steel one-and-a-half bowl sink, drainer and chrome mixer taps, a gas hob with electric oven below and stainless steel extractor cooker hood above, space and plumbing for a dish washer and space for a fridge-freezer.

Kitchen Area 2.96m x 2.85m (9'-9" x 9'-4")



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Dining Area 2.85m x 2.60m (9'-4"x 8'-6")

Utility Room - 7' 7" x 5' 2" (2.32m x 1.6m) The Utility Room has neutral decor, a white ceiling with central light fitting, a double glazed exterior door to the rear aspect a wall mounted central heating radiator and vinyl wood effect floor tiles. There are two base units and a countertop all matching the kitchen, space and plumbing for a washing machine and space for a tumble dryer and a wall mounted central heating boiler.

Guest Cloakroom - 5' 2" x 2' 9" (1.6m x 0.85m) The Guest Cloakroom has neutral decor, a white ceiling with central light fitting and extractor fan, a wall mounted central heating radiator and wood effect vinyl floor tiles. The white sanitary ware comprises a wash hand basin with a chrome single lever mixer tap and a low-level close coupled WC with push button flush.

FIRST FLOOR

Stairs & Landing - 7' 3" x 6' 9" (2.22m x 2.06m) The Stairs rise with a quarter turn from the entrance hallway to the Landing above, the decor is neutral with white ceiling and central light fitting, a double glazed window to the side aspect, wall mounted central heating radiator and neutral fitted carpet. There are doors opening into the three bedrooms, family bathroom and storage cupboard.

Master Bedroom - 12' 11" x 10' 6" (3.96m x 3.21m) The Master Bedroom has neutral 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, a fitted wardrobe and neutral fitted carpet. There is a door opening into the en-suite shower room.

En-Suite Shower Room - 5' 9" x 5' 6" (1.77m x 1.7m) The En-Suite Shower Room has neutral decor, a white ceiling with extractor fan, central light fitting and a loft hatch giving access to the roof space above, a double glazed window to the front aspect and laminate flooring. The white sanitary ware comprises a tiled shower cubicle with a mains shower and glass shower screen door, a pedestal wash hand basin with chrome single lever mixer tap, a low-level close coupled wc with a push button flush and a white heated towel rail/radiator

Bedroom 2 - 9' 6" x 9' 3" (2.9m x 2.84m) The Second Bedroom has neutral 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, a fitted wardrobe and neutral fitted carpet.

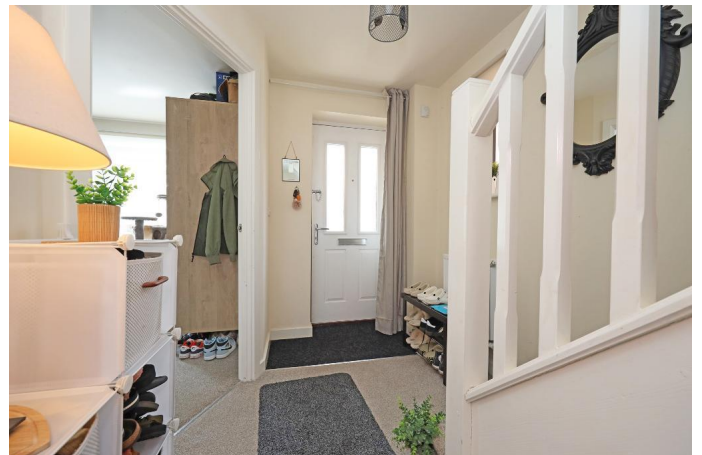
Bedroom 3 - 9' 6" x 8' 5" (2.9m x 2.58m) The Third Bedroom has neutral decor, a white ceiling with central pendant light fitting, a double glazed window to the rear aspect with a wall mounted central heating radiator below and neutral fitted carpet.

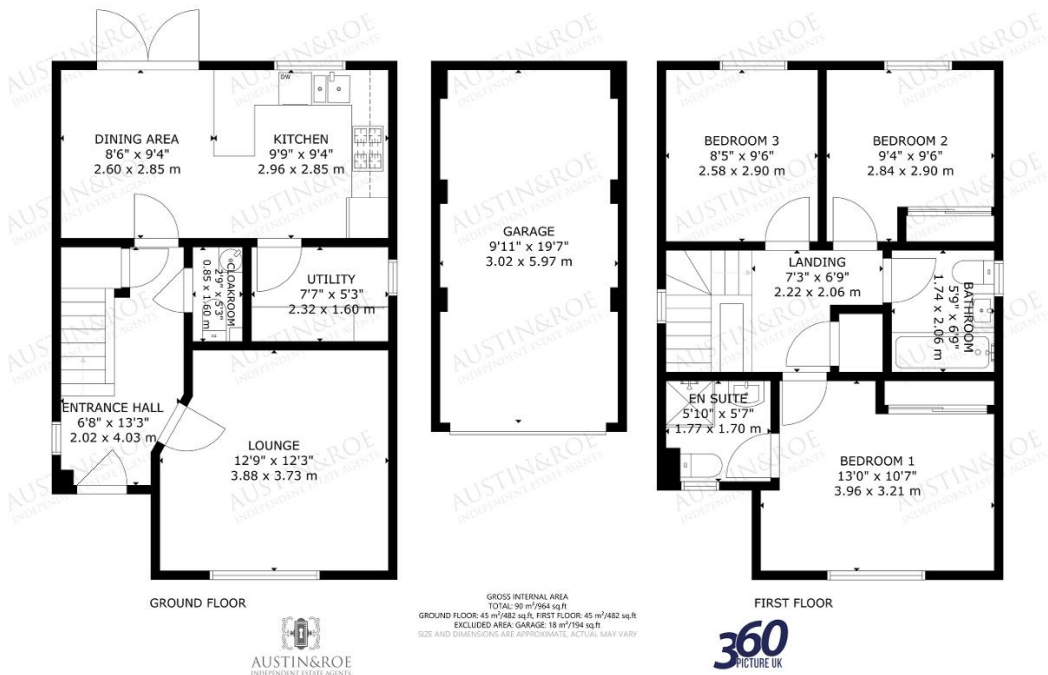
Family Bathroom - 6' 9" x 5' 8" (2.06m x 1.74m) The Family Bathroom has neutral walls with full tiling in the bathing area, a white ceiling with central light fitting, a double glazed window with obscured glass and wood effect vinyl floor covering. The white bathroom suite comprises a panel bath with shower above, a pedestal wash hand basin with tiled splash back and chrome single lever mixer tap, a low-level close coupled WC with a push button flush and a white wall mounted heated towel rail/radiator.

EXTERIOR

Garage - 19' 7" x 9' 10" (5.97m x 3.02m) The Garage has a white up-and-over door and benefits from power and lighting.

Outside Areas - At the front of the property is a garden laid to lawn with a border of small shrubs, a paved pathway to the front door on one side of the garden and a "Tarmacadam" driveway leading to the garage on the other side providing off road parking. To the rear is a paved patio area for alfresco dining and outdoor entertaining, a garden laid to lawn and is surrounded by wooden fencing.





ADDITIONAL PHOTOS



ENERGY EFFICIENCY

