



AUSTIN & ROE
INDEPENDENT ESTATE AGENTS

4 BEDROOM DETACHED FOR SALE - OFFERS IN REGION OF £540,000

OAKLEIGH COURT, STONE, STAFFORDSHIRE, ST15 8LA



KEY FEATURES

- 4 BEDROOM DETACHED PROPERTY WITH GARAGE • OUTSTANDING VIEWS OF OPEN COUNTRYSIDE •
- SPACIOUS LOUNGE WITH CONSERVATORY • FORMAL DINING ROOM • MODERN FITTED KITCHEN •
- BEDROOM WITH ENSUITE AND DRESSING ROOM • FAMILY BATHROOM • BEAUTIFULLY LANDSCAPED GARDENS

STONE

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DESCRIPTION

Austin & Roe are delighted to bring to the Sales market this immaculately presented Four Bedroom Detached House with double garage and views over open countryside, within walking distance of the Market Town of Stone and the Railway Station.

The property comprises an Entrance Hall, Lounge with Conservatory, Dining Room, Kitchen, Rear Porch and Guest Cloakroom on the Ground Floor; on the First Floor is the Landing, Master Bedroom with En-Suite and Dressing Room, Three further Bedrooms and Family Bathroom. The property benefits from gas central heating and double glazing.

The property is set in Landscaped gardens to three sides with a low fence to the fourth giving unrestricted views over open countryside. To the front is a driveway with a garden laid to lawn having a wide shrubbery border which extends down the side. At the rear is a large paved patio area extending down the side the property for alfresco dining and outdoor entertaining, a lawn surrounded by mature shrubbery borders.

Council Tax Band E

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/2-oakleigh-court>

LOCATION

From Stone take the Lichfield Road, at the traffic lights turn left, over the railway crossing and take the fourth left onto Oakleigh Court, your destination is on the right.

GROUND FLOOR

Entrance Hall - 14' 11" x 5' 1" (4.55m x 1.56m) The property is entered via an open storm porch, through a white glazed composite door into an impressive Entrance Hall. The decor is pale grey with a white ceiling having coved cornices and a central light fitting, a wall mounted central heating radiator, "Hive" Central Heating Control and grey "Karndean Van Gogh" flooring. There are glazed "French" doors opening into the lounge, a door into the under-stair cupboard, dining room, kitchen and stairs rising to the floor above.

Lounge - 24' 1" x 12' 4" (7.35m x 3.76m) The spacious Lounge has pale grey decor with wall lights, a white ceiling with coved cornices, a double glazed bow window with leaded lights, patio doors into the conservatory, two wall mounted central heating radiators, a limestone feature fire surround with "Opti-mist" vapour log effect fire, a TV connection point and pale grey fitted carpet.

Conservatory - 11' 11" x 10' 1" (3.64m x 3.08m) The Conservatory is constructed of uPVC double glazed panels with opening coloured quarter-lights and double glazed door opening onto the paved patio area, a poly-carbonate vaulted roof with central fan-light fitting and off-white porcelain floor tiles.

Dining Room - 12' 0" x 10' 0" (3.67m x 3.06m) The formal Dining Room has pale grey decor, a white ceiling with central light fitting and coved cornices, a double glazed window to the rear aspect with a wall mounted central heating radiator below and pale grey fitted carpet.

Kitchen - 16' 0" x 11' 6" (4.89m x 3.52m) The modern fitted kitchen has grey walls, a white ceiling with recessed spotlights, a modern 4 lamp spotlight unit above the island unit and coved cornices, two double glazed windows overlooking the rear garden and a side window



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overlooking open countryside, a glazed split wood door opening into the side porch, a wall mounted central heating radiator, TV connection point and "Karndean Van Gogh" flooring. There is a selection of over lit cream wall and base units with black granite countertops and upstands having grooved drainer and inset with one and a half bowl porcelain sinks with mixer tap, a built-in black range cooker with grey splash back tiles, a full height unit with glazed wall cupboards and space for wine fridge, a matching island unit with breakfast bar and built-in microwave. There is an integrated dishwasher, two under-counter fridges and a door opening into the garages.

The Side Porch - 8' 11" x 4' 0" (2.72m x 1.22m) The Side Porch has an exposed brick wall with wall mounted light fitting and three white walls topped with double glazed windows to three sides overlooking open countryside and an exterior solid wood glazed door opening onto the rear paved patio area, a white pitched roof and fitted carpet.

Guest Cloakroom - 8' 1" x 3' 6" (2.48m x 1.07m) The Guest Cloakroom is conveniently situated off the Entrance Hall, has pale grey decor, a white ceiling with central two lamp spotlight fitting, a double glazed window with obscured glass to the front aspect, a wall mounted central heating radiator and "Karndean Van Gogh" flooring. The white sanitary ware comprises a wall mounted wash hand basin with chrome single lever mixer tap and neutral splash back and a low-level close coupled WC with push button flush.

FIRST FLOOR

Stairs & Landing - 9' 6" x 8' 2" (2.91m x 2.51m) The Stairs rise with two quarter turns to the semi-galleried Landing above. The decor is pale grey with white balustrade, a white ceiling with central light fitting and loft hatch giving access to the roof space and fitted carpet. There are doors opening into the four bedrooms and the family bathroom.

Master Bedroom - 14' 2" x 10' 9" (4.34m x 3.3m) The Master Bedroom has neutral walls with a contemporary contrast wallcovering to one wall, a white ceiling with recessed spotlights and coved cornices, a double glazed window to the rear aspect with a wall mounted central heating radiator below, TV connection point and neutral fitted carpet. There is an opening into the dressing room and a door into the ensuite bathroom.

Dressing Room - 8' 10" x 7' 7" (2.7m x 2.32m) The Dressing Room has white decor, a white vaulted ceiling with a central spotlight fitting, a double glazed window to the side aspect with views over the open countryside with a wall mounted central heating radiator below and neutral fitted carpet. There are fitted wardrobes to one wall.

En-Suite Bathroom - 10' 7" x 8' 11" (3.24m x 2.72m) The En-Suite Bathroom benefits from full height neutral ceramic tiling, a white semi vaulted ceiling with central chrome four-lamp spotlight fitting, a double glazed window with leaded obscured glass to the front aspect, a wall mounted chrome heated towel-rail/radiator and neutral porcelain floor tiles. The white bathroom suite comprises a corner jacuzzi bath with chrome mixer tap and hair washing facility, a built-in shower cubicle with mains fed spa shower and glass shower screen door, a wall mounted wash hand basin with chrome mixer tap, a bidet with chrome mixer taps and a low-level close coupled WC with push buttons flush.

Bedroom 2 - 11' 8" x 9' 10" (3.58m x 3.01m) The Second Bedroom has neutral decor, a white ceiling with central pendant light fitting, a double glazed bow window with leaded glass to the front aspect with a wall mounted central heating radiator below and a neutral fitted carpet.

Bedroom 3 - 11' 3" x 9' 9" (3.45m x 2.98m) The Third Bedroom has neutral decor, a white ceiling with central pendant light fitting, a double glazed window with fitted 'Venetian' blinds to the rear aspect with a wall mounted central heating below, three double fitted wardrobes and a neutral fitted carpet.

Bedroom 4 - 9' 11" x 8' 0" (3.03m x 2.45m) The Fourth Bedroom is currently used as an office, has grey decor, a white ceiling with pendant light fitting, a double glazed window to the rear aspect with wall mounted central heating radiator below, a fitted wardrobe and wooden laminate flooring.

Family Bathroom - 9' 6" x 6' 4" (2.91m x 1.94m) The Family Bathroom benefits from full height two toned neutral ceramic tiles, a white ceiling with central chrome three lamp spotlight fitting, a double glazed window with obscured glass and leaded lights, a wall mounted central heating radiator, a built-in linen cupboard and neutral porcelain floor tiles. The white bathroom suite comprises a panel bath with electric shower over and glass shower screen, a pedestal wash hand basin and low-level close coupled WC with lever flush.

EXTERIOR

Double Garage - 18' 7" x 15' 10" (5.67m x 4.85m) The double garage benefits from two "Hormann Thermal Sectional doors with one electric motor and security light, an internal door into the kitchen, plumbing for washing machine, gas central heating boiler and lighting.

Outside Areas - To the front of the property is a block paved driveway that extends across the entire front of the property with garden laid mainly to lawn on both sides with shrubbery beds, an open storm porch with recessed spotlights which extends over the garage. There is a paved path down the side of the house with a low wooden fence and open fields beyond. To the rear of the property is a paved patio area for alfresco dining and outdoor entertainment, a garden laid to lawn with mature shrubbery borders to each side, the garden has discrete lighting on the fencing and recessed spotlights on the house. There is also security lighting.





ADDITIONAL PHOTOS



ENERGY EFFICIENCY

