



AUSTIN & ROE  
INDEPENDENT ESTATE AGENTS

5 BEDROOM DETACHED FOR SALE - OFFERS IN REGION OF £575,000

CALDON WAY, STONE, STAFFORDSHIRE, ST15 8ZX



## KEY FEATURES

- 5 BEDROOM 3 STOREY DETACHED PROPERTY • DETACHED DOUBLE GARAGE & DRIVEWAY • SPACIOUS LIVING ROOM • FORMAL DINING ROOM • ORANGERY • MODERN KITCHEN WITH UTILITY • EN-SUITE SHOWER ROOM TO TWO BEDROOMS • STYLISH FAMILY BATHROOM

STONE

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## DESCRIPTION

Austin & Roe have great pleasure in offering For Sale this immaculately presented Five Bedroom Detached House with detached garage and driveway close to the market town of Stone and within easy access of the motorway network via the M6.

The property comprises an Entrance Hall, Living Room, Orangery, Dining Room, Kitchen with Utility and a Guest Cloakroom on the Ground Floor; on the First Floor is the Landing, a Bedroom with En-suite, Two further Bedrooms and the Family Bathroom; on the Second Floor is the Landing, the Master Bedroom with En-Suite, a storage cupboard and another bedroom. The property benefits from gas central heating and double glazing.

The property is approached from a "Tarmacadam" drive, at the front of the property is a garden laid to lawn surrounded by a laurel hedge, with trees and shrubs and a paved pathway to the front entrance, adjacent is the driveway to the double garage and a wooden gate giving access to the rear of the property.

The rear garden is laid to lawn with a paved pathway encircling the property opening up to paved areas for alfresco dining and outdoor entertaining, a paved area with gazebo above currently used for a hot-tub. There is a discreet paved area behind the garage and the entire garden is completely enclosed with well kept wooden fencing and brick walls.

The Council Band is F

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/8-caldon-way>

## LOCATION

Take the Newcastle Road out of Stone, at the Esso Garage, turn right at the roundabout and right again on the next roundabout. You will then approach the Whitebridge estate. At the next island take the first exit to Millenium Way and the Third exit at the next roundabout onto Navigation Loop, the fourth turn on the left is Caldon Way.

## GROUND FLOOR

**Entrance Hall - 10' 8" x 10' 4" (3.27m x 3.16m)** The property is entered through a black composite door with storm canopy above and sensor light into a welcoming Entrance Hall with pale grey decor, a white ceiling with central light fitting and coved cornices, a double glazed window to the front aspect, a wall mounted central heating radiator and light oak laminate flooring. There are doors opening into the living room, dining room, kitchen, guest cloakroom and stairs rising to the floor above.

**Living Room - 20' 5" x 11' 7" (6.24m x 3.54m)** The spacious Living Room has white decor with a contrast white and pale grey floral paper having two wall lights, a white ceiling with a central light fitting and coved cornices, dual aspect double glazed windows, two wall mounted central heating radiators, a white stone fireplace and hearth inset with a gas fire, a TV connection and light oak laminate flooring.

**Dining Room - 11' 3" x 9' 4" (3.45m x 2.86m)** The formal Dining Room has white decor with a dark grey floral contrast wall covering to one wall and twin wall lights, a white ceiling with central light fitting and coved cornices, a double glazed window to the front aspect with a



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wall mounted central heating radiator below and a light oak laminate flooring.

**Orangery - 16' 0" x 12' 9" (4.9m x 3.91m)** The Orangery is a beautifully proportioned room with white decor, a white ceiling with recessed spotlights and a glass 'sky lantern', by-folding doors open onto the paved patio area of the rear garden, a graphite vertical wall mounted radiator, a TV connection and light oak laminate flooring.

**Kitchen - 15' 7" x 14' 2" (4.77m x 4.34m)** The impressive fully fitted Kitchen has white decor with grey tinted glass splash backs, a white ceiling with recessed spotlights and matching pendant light fitting over the island breakfast bar unit, a double glazed window to the rear aspect, double glazed 'French' doors opening onto the rear patio area, a wall mounted graphite vertical central heating radiator and light oak laminate flooring. there is a selection of full height, wall and base units with black granite counter tops and upstands with grooved drainer inset with stainless steel a one-and-a-half bowl sink with chrome dual lever swan-neck mixer tap and chrome single lever filtered water tap, a black five-burner gas hob with stainless steel extractor cooker hood above, a built in double oven, integrated dishwasher and microwave and space for an 'American style' fridge freezer. The island unit has a curved edge base unit with a granite counter top which extends to form a breakfast bar to one side.

**Utility Room - 6' 4" x 5' 6" (1.95m x 1.7m)** The utility room is conveniently accessed from the kitchen with white decor, a white ceiling with recessed spotlights and an extractor fan, a wall mounted central heating radiator and light oak laminate flooring. There is a black granite counter top inset with a stainless steel sink. with a swan neck single lever mixer tap and a single cupboard below. There is space and plumbing for a washing machine and tumble dryer to each side.

**Guest Cloakroom - 5' 10" x 3' 6" (1.78m x 1.08m)** The Guest Cloakroom is conveniently located just off the entrance hall and has white decor, a white ceiling with central light fitting, a double glazed window with obscured glass to the front aspect, a wall mounted central heating radiator and light oak laminate flooring. The white sanitary ware comprises a corner pedestal wash hand basin with chrome single lever mixer tap and mosaic ceramic tiled splash back and a low-level close coupled WC with a push button flush.

## FIRST FLOOR

**Stairs & Landing - 13' 8" x 10' 3" (4.17m x 3.13m)** The Stairs rise with two quarter-turns to the Landing above, has grey and white decor, a white balustrade, a white ceiling with a central light fitting and coved cornices, a double glazed window to the front aspect with a wall mounted central heating radiator below, and pale grey fitted carpet. There are doors opening into the three bedrooms a storage cupboard and the family bathroom.

**Bedroom 2 - 14' 3" x 11' 6" (4.36m x 3.52m)** The Second Bedroom has pale grey walls, a white ceiling with central light fitting and coved cornices, a double glazed window to the front aspect with a wall mounted central heating radiator below, two built-in double wardrobes, a TV connection point and pale grey fitted carpet. There is a door opening into the en-suite shower room.

**En-Suite to Bedroom 2 - 11' 6" x 5' 7" (3.52m x 1.72m)** The En-Suite Shower Room has a white decor with half height tiles having a black border, (full height tiling in the showering area) a white ceiling with recessed spotlights, a wall mounted extractor, a double glazed window with obscured glass to the rear aspect, a wall mounted central heating radiator and an oak laminate flooring. The white sanitary ware comprises a mains fed shower with glass shower screen doors, a pedestal wash hand basin with single lever mixer tap and a low-level-close coupled WC with a push button flush.

**Bedroom 4 - 11' 3" x 9' 5" (3.43m x 2.89m)** The Fourth Bedroom has pale grey walls, a white ceiling with central light fitting and coved cornices, a double glazed window to the front aspect with a wall mounted central heating radiator below, a built-in double wardrobe and pale grey fitted carpet.

**Bedroom 5 - 9' 5" x 6' 9" (2.89m x 2.07m)** The Fifth Bedroom (currently used as an office) has pale grey walls, a white ceiling with central light fitting and coved cornices, a double glazed window to the front aspect with a wall mounted central heating radiator below, a built-in wardrobe and pale grey fitted carpet.

**Family Bathroom - 10' 3" x 6' 3" (3.13m x 1.91m)** The Family Bathroom has neutral decor with an extractor fan and half height ceramic tiling with detailed border tiles,(full height in the showering area) a white ceiling with recessed spotlights, a double glazed window with obscured glass to the rear aspect, a wall mounted central heating radiator, and oak laminate flooring. The white bathroom suite comprises a panel bath with chrome single lever mixer tap, a mains fed shower with glass shower screen doors, a pedestal wash hand basin with chrome single lever mixer tap and a low-level close coupled WC with a push button flush.

## SECOND FLOOR

**Stairs & Landing to Second Floor - 10' 3" x 8' 5" (3.13m x 2.58m)** The Stairs rise from the First Floor Landing to the Second Floor Landing with two quarter turns. The decor continues from below, white walls, white ceiling with pendant light fitting, a double glazed 'dormer' window with wall mounted central heating radiator below, a storage cupboard 1.72m x 1.04m (5'-8" x 3'-5") which has railed and shelving and grey fitted carpet. There are doors opening into the master bedroom and the third bedroom.

**Master Bedroom - 16' 9" x 11' 6" (5.12m x 3.51m)** The Master Bedroom has pale grey decor with a feature wall, a white sem-vaulted ceiling with twin light fittings and coved cornices, twin double glazed windows to the side aspect and a double glazed dormer window to the front aspect with a wall mounted central heating radiator below, a second wall mounted central heating radiator, two built-in double wardrobes, a TV connection point and pale grey fitted carpet. There is a door opening into the en-suite shower room.

**En-Suite to Master Bedroom - 10' 3" x 5' 4" (3.13m x 1.63m)** The En-Suite Shower Room has white decor with half height grey ceramic

tiling, full height in the showering area, a white semi-vaulted ceiling, a 'velux' roof window to the rear aspect and porcelain floor tiles. The white sanitary unit comprises a mains fed shower with 'raindrop' shower head and glass shower screen door, a vanity unit inset with a wash hand basin with chrome single lever mixer tap, a low-level close coupled WC with a push button flush and a chrome heated towel rail/radiator.

**Bedroom 3 - 16' 9" x 9' 5" (5.12m x 2.89m)** The Third Bedroom has white decor with a pale grey contrast wall, a white semi-vaulted ceiling with twin light fittings and coved cornices, two double glazed windows to the side aspect and a wall mounted central heating radiator, a double glazed 'dormer' window with a wall mounted central heating radiator below, two built-in radiators, a TV connection point and pale grey fitted carpet.

EXTERIOR

**Double Garage - 17' 1" x 17' 1" (5.23m x 5.22m)** The Garage has matching glazed black doors and benefits from power and lighting, there is a side door opening into the rear garden.

**Outside Areas -** At the front of the property is a Tarmacadam drive to the front of the property, with paving to the front entrance, shrubs and laurel hedging, the driveway extends down the side of the property to the double garage and a wooden gate giving access to the rear.

The fully enclosed garden has a garden laid to lawn with raised paved patio areas close to the house for alfresco dining and outdoor entertaining, the pavings extends down the side of the Garage and to the rear. There is a paved area with a gazebo and plumbing for a hot-tub. The entire garden is surrounded by brick walls or wooden fencing.







ADDITIONAL PHOTOS



ENERGY EFFICIENCY

