



AUSTIN & ROE
INDEPENDENT ESTATE AGENTS

3 BEDROOM DETACHED FOR SALE - £320,000

DARWIN CLOSE, STONE, STAFFS, ST15 8GR



KEY FEATURES

• 3 BEDROOM DETACHED PROPERTY • OFF ROAD PARKING ON DRIVEWAY • COSY LOUNGE • MODERN KITCHEN, UTILITY AND STUDY • CONSERVATORY • MASTER BEDROOM WITH EN-SUITE • FAMILY BATHROOM • GAS CENTRAL HEATING & DOUBLE GLAZING

DESCRIPTION

Austin & Roe have great pleasure in offering For Sale this Three Bedroom Detached Property with Conservatory. Situated on a corner plot, in cut-de-sac and a sought after area.

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

At the front of the property is a block paved driveway allowing for the parking of two cars, adjacent is a slate border and to the other side is a lawn with a shrubbery bed. To the rear of the property is a fully enclosed rear garden laid to lawn with a paved patio area for alfresco dining and outdoor entertaining, a paved path extending to a wooden shed and raised borders. The entire garden is surrounded by brick walls and wooden fencing.

The Council Band Tax Band is D.
Mains Sewage
Mains Gas & Electric

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/1-darwin-close>

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. Turn right at the roundabout onto Millenium Way at the island take the third exit onto Navigation Loop and second left into Darwin Close.

GROUND FLOOR

Entrance - 7' 7" x 6' 10" (2.32m x 2.1m) The property is entered through a blue composite glazed door with open storm porch, into a welcoming Entrance Hall with pale grey decor, a white ceiling with central light fitting, a wall mounted central heating radiator and vinyl wood effect flooring. There are doors opening into the lounge, guest cloakroom kitchen and stairs rising to the floor above.

Lounge - 12' 7" x 12' 7" (3.86m x 3.84m) The cosy front facing Lounge has neutral decor with a grey feature chimney breast, a white ceiling with central light fitting and coved cornices, a double glazed bow window fitted with shutters to the front aspect having a wall mounted central heating radiator below, a further radiator is on the opposite wall, a beech fireplace with marble backing and hearth inset with a gas fire, TV connection and grey fitted carpet.

Guest Cloakroom - 5' 4" x 4' 6" (1.64m x 1.38m) The Guest Cloakroom is conveniently situated in the entrance hallway, has pale grey decor, a white ceiling with central light fitting, a double glazed obscure glass window to the side aspect fitted with "Venetian" blinds, an under-stair storage cupboard and wood effect vinyl flooring. The white sanitary ware comprises a wall mounted wash hand basin with single lever mixer tap and grey splash back, a low-level close coupled WC with push button flush and a chrome wall mounted heated towel rail/radiator.

Study - 10' 5" x 8' 3" (3.18m x 2.52m) The Study has neutral decor with a contrast teal wall, a white ceiling with central light fitting, a double



STONE

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glazed window fitted with shutters to the front aspect having a wall mounted central heating radiator below and grey fitted carpet. Leading into kitchen and utility.

Kitchen - 12' 7" x 12' 1" (3.84m x 3.7m) The modern fitted kitchen has pale blue decor, a white ceiling with a six lamp chrome spotlight unit, a double glazed window and double doors opening into the conservatory, a wall mounted central heating radiator and wood effect vinyl flooring. There is a selection of under-lit wall mounted white high gloss cabinets and plinth lit floor units with beech wood effect countertops and up-stands inset with a one-and-a-half bowl black composite sink, drainer and chrome dual lever mixer taps, a black glass five-burner gas hob with oven below and matching extractor cooker hood above having a black glass splash back, a white high gloss full height corner unit and bridging unit with space for an "American" style fridge freezer. There is also an integrated dishwasher and the countertop extends over the cabinets on one side to form a breakfast bar.

Utility - 8' 6" x 5' 0" (2.6m x 1.54m) The Utility Room has neutral decor with an extractor fan, a white ceiling with recessed spotlights, a wall mounted central heating radiator and wood effect vinyl flooring. There is a white wall and a base unit fitted with a beech effect counter top inset with a black composite one-and-a-half unit sink, drainer and chrome swan-neck dual lever mixer tap and there is space and plumbing for three appliances.

Conservatory - 21' 8" x 9' 8" (6.62m x 2.95m) The impressive Conservatory stretches across the rear of the property, is constructed of a solid wall and two dwarf walls with uPVC glazed panels, a double door opening onto the paved patio area, a white vaulted ceiling, two wall-light units, a wall mounted central heating radiator and porcelain floor tiles.

FIRST FLOOR

Stairs & Landing - 12' 7" x 6' 9" (3.84m x 2.09m) The Stairs rise with a quarter turn to the Landing above with pale grey decor, a white balustrade and white ceiling with central light fitting and loft hatch giving access to the roof space above. There is a wall mounted central heating radiator and grey fitted carpet. Doors open into the three bedrooms, a storage cupboard and family bathroom.

Master Bedroom - 10' 4" x 9' 8" (3.17m x 2.97m) The Master Bedroom has neutral walls with a darker contrast wall, a white ceiling with central light fitting, a double glazed window to the front aspect with a wall mounted central heating radiator below, fitted mirrored wardrobe and grey fitted carpet. There is a door opening into the en-suite shower room.

En-Suite - 9' 2" x 2' 11" (2.81m x 0.91m) The En-Suite shower room has blue decor, a white ceiling with flush light fitting and extractor fan, a double glazed obscure glass window to the side aspect and dark grey vinyl floor covering. The white sanitary ware comprises a mains fed shower with full height white and grey ceramic tiling and glass shower screen door, a pedestal wash hand basin with single lever mixer tap and grey splash back, a low-level close coupled WC with push buttons flush.

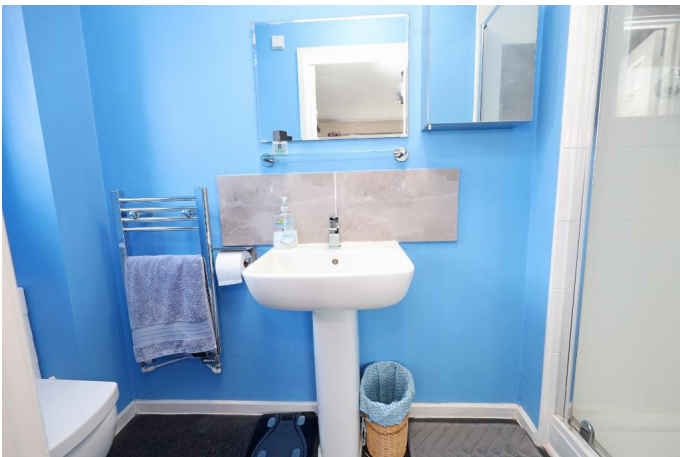
Bedroom 2 - 12' 2" x 10' 2" (3.71m x 3.12m) The Second Bedroom has neutral walls, a white ceiling with recessed spotlights, a double glazed window to the rear aspect with a wall mounted central heating radiator below, fitted wardrobes and grey fitted carpet.

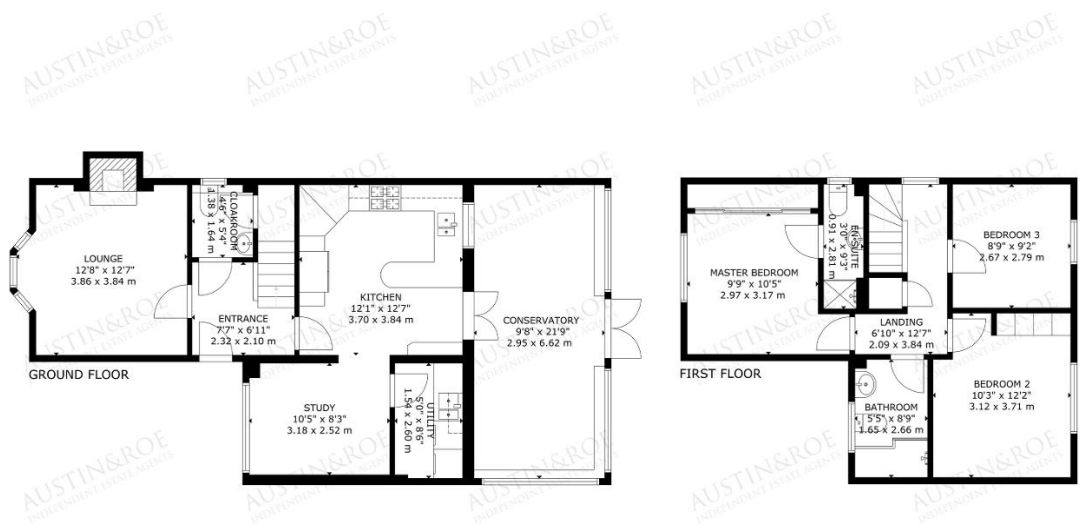
Bedroom 3 - 9' 1" x 8' 9" (2.79m x 2.67m) The Third Bedroom has pale blue walls, a white ceiling with recessed spotlights, a double glazed window with a fitted roller blind to the rear aspect and having a wall mounted central heating radiator below, a TV connection and grey fitted carpet.

Bathroom - 8' 8" x 5' 4" (2.66m x 1.65m) The family Bathroom benefits from full height pale grey and darker grey ceramic tiling, a white ceiling with recessed spotlights and extractor fan, a double glazed obscure glass window to the rear aspect and dark grey vinyl floor covering. The white bathroom suite comprises bath with mains shower above and glass shower screen, a pedestal wash hand basin with single lever mixer tap and grey splash back, a low-level close coupled WC with push buttons flush.

EXTERIOR

Outside Areas - At the front of the property is a good sized block paved parking area with a slate border to one side and a garden laid to lawn to the other with a well stocked shrubbery border. To the rear is a fully enclosed garden laid mainly to lawn with raised borders, a paved patio area for alfresco dining and outdoor entertaining and a paved path leading to the wooden garden shed with power and lighting. The entire garden is surrounded by a brick wall or well maintained wooden fencing.





GROSS INTERNAL AREA
TOTAL: 120 m²/1,290 sq ft
GROUND FLOOR: 73 m²/786 sq ft FIRST FLOOR: 47 m²/504 sq ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



ADDITIONAL PHOTOS



ENERGY EFFICIENCY

