



AUSTIN & ROE  
INDEPENDENT ESTATE AGENTS

4 BEDROOM DETACHED FOR SALE - FIXED PRICE £325,000

BRASSINGTON ROAD, STONE, STAFFORDSHIRE, ST15 0FU



## KEY FEATURES

• 4 BEDROOM DETACHED PROPERTY • MODERN OPEN PLAN KITCHEN DINER • 4 BEDROOMS AND 3 BATHROOMS • PARKING FOR THREE CARS AND GARAGE • FULLY ENCLOSED REAR GARDEN • WALKING DISTANCE OF TOWN CENTRE • GOOD COMMUTER LINKS

## DESCRIPTION

Austin & Roe has great pleasure in offering For Sale this Beautifully Presented Four Bedroom, Two Bathroom Detached Property with Driveway offering Parking for three cars and Garage, on the popular new development of Udall Grange, within walking distance to schools, local amenities and the Market Town of Stone.

The property comprises an Entrance Hall, Guest Cloakroom, Living Room, Open Plan Kitchen and Dining Area with Utility area on the Ground Floor; on the First Floor is the Landing, Bedroom with en-suite shower room, Two further Bedrooms and Family Bathroom; and on the Second Floor is the Landing, Master Bedroom with en-suite shower room and fitted wardrobes. The property benefits from gas central heating and double glazing.

At the front and side of the property is a garden laid to lawn with beech hedging and a paved area to the front entrance, adjacent is a "Tarmacadam" driveway which affords parking for three cars in tandem leading to the Garage. To the rear of the property is a low maintenance garden laid mainly to lawn with two paved areas for alfresco dining and outdoor entertaining. The entire garden is surrounded by red brick walls and well maintained wooden fencing with a gate opening onto the driveway.

Council Band B  
Mains Gas & Electric  
Mains Water, Drains and Sewerage.  
Broadband FTTC  
Mobile coverage  
Low Risk of Flooding  
Viewing is highly recommended

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

<https://my.360picture.uk/tour/12-brassington-road-2024>

## LOCATION

Leave Stone on Christchurch Way, bearing right on to Stafford Street and continue on to Stafford Road. At the roundabout take the 2nd exit onto the Eccleshall Road B5026, turn right at the next small traffic island on to Myatt Avenue, continue straight on to Brassington Road, the property is on your right.

## GROUND FLOOR

**Entrance Hallway - 13' 1" x 6' 9" (3.99m x 2.06m)** The property is entered via a black composite glazed door with open storm canopy above into a welcoming Entrance Hall with neutral decor, a white ceiling with central pendant light fitting, two double glazed windows to the side aspect with fitted Roman blinds, a wall mounted central heating radiator and contemporary wood effect vinyl flooring. There are doors opening into the living room, kitchen, guest cloakroom and stairs rising to the floor above.

**Guest Cloakroom - 5' 4" x 3' 1" (1.63m x 0.94m)** The Guest Cloakroom has neutral decor, a white ceiling with central light fitting, a wall mounted central heating radiator and contemporary wood effect vinyl flooring. The white sanitary ware comprises a corner pedestal wash hand basin with a single lever mixer tap and a low level close coupled WC with push button flush.

**Living Room - 12' 11" x 12' 3" (3.96m x 3.74m)** The Living Room has



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neutral decor, a white ceiling with central light fitting, a double glazed window to the front aspect with fitted blinds, a wall mounted central heating radiator and neutral fitted carpet.

**Kitchen - 9' 6" x 9' 5" (2.9m x 2.88m)** The Open-plan Kitchen Area has neutral walls, a white ceiling with central pendant light fitting and a feature 3 drop light fitting over the breakfast bar, a double glazed window to the rear aspect and contemporary wood effect vinyl flooring flowing through from the dining area and entrance hall.

There is a selection of neutral full height, wall and base units with real white quartz fitted counter tops inset with a white one-and-a half bowl sink, drainer and chrome single lever mixer tap, a gas hob with tiled splash back and extractor cooker hood above, a built in electric oven and integrated dishwasher and fridge freezer. There is a door opening into the Utility.

**Dining Area - 9' 5" x 8' 7" (2.88m x 2.62m)** The Dining area has neutral decor with one feature panel effect wall, a white ceiling with pendant light fitting, double glazed uPVC "French" doors opening on to the paved patio area and contemporary wood effect vinyl flooring flowing through from the kitchen.

**Utility - 8' 5" x 5' 4" (2.59m x 1.63m)** The Utility is just off the kitchen and is a useful space to store kitchen and cleaning appliances, it has neutral walls, a white ceiling with central light fitting, a double glazed door leading on to the driveway, a selection of base and wall units with real white quartz counter tops, space and plumbing for a washing machine and contemporary wood effect vinyl flooring flowing through from the kitchen.

## FIRST FLOOR

**Stairs and Landing - 7' 7" x 7' 0" (2.33m x 2.14m)** The Stairs rise with a quarter turn from the entrance hall to the Landing above with neutral walls, a white ceiling with central pendant light fitting, white balustrade, newel posts and rails and a grey fitted carpet. There are doors opening into the three bedrooms, store cupboard and family bathroom.

**Bedroom 2 - 11' 10" x 10' 7" (3.63m x 3.24m)** The Second Bedroom has neutral decor, a white ceiling with a central pendant light fitting, a double glazed window fitted with "Venetian" blinds to the front aspect and a wall mounted central heating radiator below and neutral fitted carpets. A door leads in to the en-suite.

**Bedroom 2 En-Suite - 6' 0" x 5' 9" (1.83m x 1.77m)** The En-suite Shower Room has neutral decor with full height marble effect ceramic tiling behind the pedestal and in the showering area, a white ceiling with central light fitting, a wall mounted central heating radiator, a double glazed window with obscured glass to the front aspect and wood effect floor tiles. The white bathroom suite comprises a shower with glass screen, a vanity unit with integrated wash hand basin with chrome single lever mixer tap, a low-level close coupled WC with push button flush.

**Bedroom 3 - 9' 7" x 9' 6" (2.94m x 2.9m)** The Third Bedroom has pale pink and white decor, a white ceiling with a central pendant light fitting, a double glazed window fitted with "Venetian" blinds to the rear aspect and a wall mounted central heating radiator below and neutral fitted carpets.

**Bedroom 4 - 9' 7" x 8' 5" (2.94m x 2.58m)** The Fourth Bedroom has neutral decor, a white ceiling with a central pendant light fitting, a double glazed window fitted with "Venetian" blinds to the rear aspect and a wall mounted central heating radiator below and neutral fitted carpets.

**Family Bathroom - 6' 10" x 5' 7" (2.11m x 1.72m)** The Family Bathroom has white decor with marble effect half ceramic tiling, a white ceiling with central light fitting and an extractor fan, a double glazed window with obscured glass and wood effect floor tiles. The white bathroom suite comprises a panel bath with chrome single lever mixer tap, a pedestal wash hand basin with chrome single lever mixer tap, a low-level close coupled WC with push button flush and a wall mounted central heating radiator.

## SECOND FLOOR

**Master Bedroom - 16' 4" x 11' 4" (5m x 3.47m)** The Master Bedroom has neutral decor, a white vaulted ceiling with central pendant light fitting and dormer window to the rear aspect and an opening Velux roof window with integral blinds to the front, a wall mounted central heating radiator and neutral fitted carpets. There are doors opening in to the en-suite shower room and storage space.

**Master Bedroom En-Suite - 6' 5" x 5' 2" (1.96m x 1.6m)** The Master Bedroom En-suite Shower Room has white decor with beige half height ceramic tiling behind the pedestal and full height in the showering area, a white ceiling with central light fitting and Velux roof window, a wall mounted central heating radiator and wood effect floor tiles. The white bathroom suite comprises a mains fed shower with glass screen, a pedestal wash hand basin with chrome single lever mixer tap and a low-level close coupled WC with push button flush.

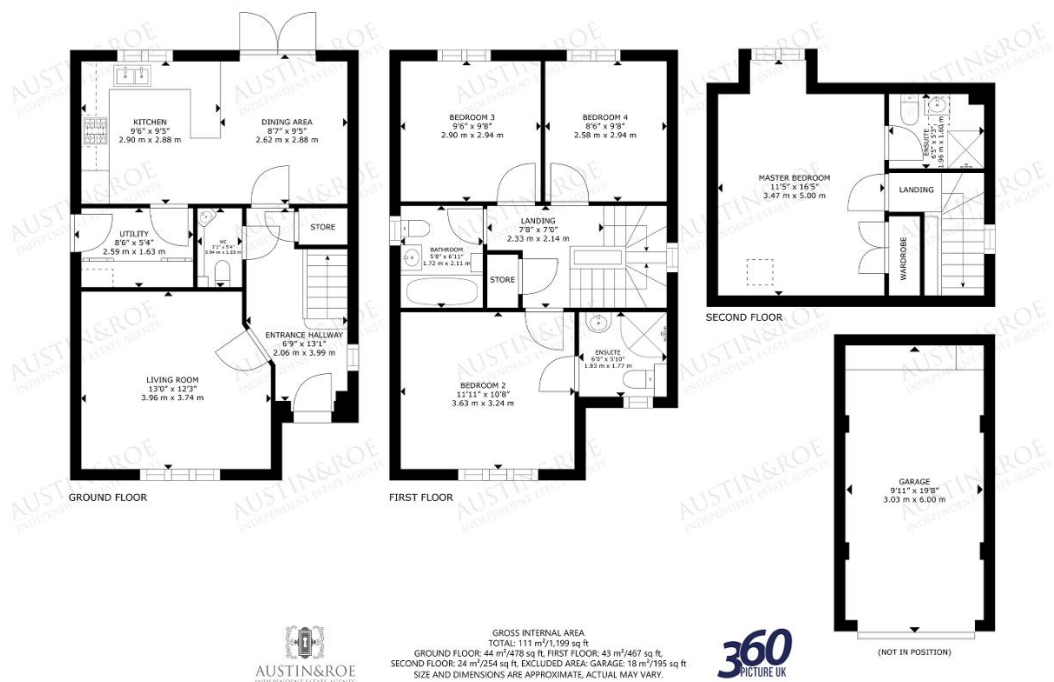
## EXTERIOR

**Outside Spaces -** At the front and side of the property is a garden laid to lawn with beech hedging and a paved area to the front entrance, adjacent is a "Tarmacadam" driveway which affords parking for three cars in tandem leading to the Garage. To the rear of the property is a low maintenance garden laid mainly to lawn with two paved areas for alfresco dining and outdoor entertaining. The entire garden is surrounded by red brick walls and well maintained wooden fencing with a gate opening onto the driveway.

**Garage -** The useful Garage is accessed via the driveway and has a metal up and over door.



FLOORPLANS



ADDITIONAL PHOTOS



ENERGY EFFICIENCY

