



AUSTIN & ROE
INDEPENDENT ESTATE AGENTS

4 BEDROOM DETACHED FOR SALE - £775,000

DINGLE LANE, HILDERSTONE, STONE, STAFFORDSHIRE, ST15 8SG



KEY FEATURES

- FOUR BEDROOM DETACHED PROPERTY • TWO EN-SUITE SHOWER ROOMS • IMMACULATELY PRESENTED •
- OPEN PLAN KITCHEN & LIVING AREAS • LARGE CONTEMPORARY KITCHEN WITH UTILITY • DETACHED GARAGE • BI-FOLD DOORS ONTO SOUTH/WEST GARDEN • COUNTRYSIDE VIEWS

STONE

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DESCRIPTION

Austin & Roe are delighted to offer for sale this immaculately presented Four Bedroom, Three Bathroom Detached House in Hilderstone Village, just a short drive from the Market Town of Stone with its many independent bars and eateries, canal and Station. The individually built property is tucked away on Dingle Lane at the centre of the village. Its large corner plot with mature hedging and shrubbery has an elevated position giving rise to stunning countryside views. The property has been extended to provide an open plan living area with bifold doors allowing the views to be enjoyed seamlessly inside and out. The secluded and peaceful rear garden with its perfect southy/west facing aspect benefits from the lovely afternoon sun and evening sunsets. The position of the property on Dingle Lane also gives easy access to countryside walks around the village and further afield.

The property comprises an Entrance Hall, Living Room, TV Snug, Family Room, Kitchen, Utility, Guest Cloakroom and Garage on the Ground Floor; on the First Floor is the Galleried Landing, a large Master Bedroom and double Bedroom both with En-Suite Shower Rooms, two further spacious double bedrooms and the Family Bathroom.

The property benefits from a detached Garage, gas central heating, double glazing and underfloor heating in the open plan area.

At the front of the property is a large enclosed block paved driveway with access to the garage, providing ample parking for multiple vehicles and a raised bed with mature shrubbery and trees. A pathway leads to the rear of the property with a garden laid to lawn with shrubbery borders and a large paved patio area for alfresco dining and outdoor entertaining.

Council Tax band - F

Mains Electric & Gas

Mains Water, Drainage & Sewerage

Broadband FTTC

Mobile Coverage

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

<https://my.360picture.uk/tour/dingle-lane-cherry-tree-house>

LOCATION

Leave Stone town in a southeast direction on the Christchurch Way. Turn left onto Lichfield Street/B5027 and then left again onto Uttoxeter Road/B5027. Turn left onto Sandon Road/B5066. In the village of Hilderstone turn left onto Dingle Lane, the property is on your left.

GROUND FLOOR

Entrance Hallway - 11' 7" x 11' 8" (3.55m x 3.56m) Through the solid oak contemporary front door with glazed side panels in to the spacious Entrance Hallway, with neutral décor, a white ceiling with central light fitting, oak flooring and a stylish white galleried staircase with oak handrail leading to the First Floor. Doors open in to the Kitchen, Living Room and Guest Cloakroom.

Living Room - 24' 6" x 15' 1" (7.49m x 4.62m) The Living Room has pale green décor, a double glazed window to the front aspect with fitted Roman blinds and a wall mounted radiator below, a double glazed patio door to the rear garden, a large brick faced inglenook fireplace with contemporary wood burning stove and back lighting, TV connection and a neutral fitted carpet. The space is lit by stylish wall



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lights in a chrome finish. Folding doors lead to the TV Snug.

Kitchen - 20' 7" x 15' 3" (6.28m x 4.68m) The stunning Kitchen area has neutral décor with ceiling recessed spotlights, a double glazed window to the front aspect with fitted blind and pale wood effect porcelain floor tiles.

There is a selection of full height, wall and base units with Quartz countertops and upstands which is inset with a stainless steel twin sink and a Stainless Steel swan neck tap, a stainless steel gas range cooker with a white tiled splashback and extractor hood above, integrated Dishwasher, stainless steel Fridge/Freezer, and a central Island unit with quartz top.

Electric underfloor heating with thermostat and wired smoke alarm with is linked throughout the house.

Utility - 11' 11" x 7' 10" (3.65m x 2.41m) The Utility has neutral décor, a white ceiling with central light fitting, a double glazed door with side panels to the side aspect, a wall mounted heated towel rail, and pale wood effect porcelain floor tiles.

There is a range of off white wall and base units with quartz effect countertop, inset with a stainless steel sink with swan neck tap and a tiled splashback.

Family Room - 15' 3" x 18' 9" (4.68m x 5.72m) The Family Room leads on from the Kitchen. The space has been extended to provide a bright and spacious living area, with neutral décor, ceiling recessed spotlights, a central pendant light fitting, wood effect porcelain floor tiles and underfloor heating. Double glazed bi-fold doors open on to the Patio, providing beautiful views of the Garden and the surrounding countryside.

TV Snug - 11' 8" x 12' 9" (3.56m x 3.9m) The TV snug has neutral décor, a white ceiling with central feature light fitting, a double glazed window to the rear aspect with fitted roman blind and wall mounted central heating radiator below and oak effect flooring. An opening leads to the Family Room and folding doors through to the Living Room.

FIRST FLOOR

Stairs and Galleried Landing - 15' 1" x 15' 5" (4.62m x 4.72m) The Landing showcases the beautiful staircase, with neutral décor, contemporary wall lighting, a double glazed dormer window to the front aspect with a wall mounted central heating radiator below. A ceiling hatch provides access to the roof space above, and doors open in to the four Bedrooms and Family Bathroom.

Master Bedroom - 15' 2" x 20' 0" (4.64m x 6.1m) The Master Bedroom has pale blue décor, a white ceiling with recessed ceiling lights, double glazed windows to the front and side aspects with fitted blinds and a wall mounted central heating radiator below, white fitted wardrobes and neutral fitted carpet.

Master Bedroom En-Suite - 9' 10" x 8' 2" (3m x 2.49m) The Master Bedroom En-Suite benefits from white full height porcelain wall tiles, ceiling recessed spot lights, and oak effect floor tiles. A double glazed obscured glass window to the side aspect and a wall mounted chrome heated towel rail.

The white bathroom suite comprises a wall mounted wash hand basin with chrome mixer tap, a glazed shower cubicle with chrome shower fittings, and a vanity unit with a hidden cistern close coupled WC with push button flush and storage.

Bedroom 2 - 13' 10" x 12' 0" (4.24m x 3.67m) Bedroom 2 has neutral décor, a white ceiling with central light fitting, a double glazed window to the front aspect with fitted blinds and a wall mounted central heating radiator below and neutral fitted carpet.

Bedroom 3 - 13' 9" x 9' 5" (4.21m x 2.88m) Bedroom 3 has neutral décor, a white ceiling with central light fitting, a double glazed window to the rear aspect with fitted Roman blinds and a wall mounted central heating radiator below and wood effect flooring. A door leads to the En-Suite shower room.

Bedroom 3 En Suite - 10' 5" x 2' 5" (3.2m x 0.75m) Bedroom 3 En-Suite benefits from white full height porcelain wall tiles, ceiling recessed spot lights, a wall mounted heated towel rail and wood effect flooring.

The white bathroom suite comprises a compact vanity unit with countertop wash hand basin with chrome mixer tap, a glazed shower cubicle with chrome shower fittings, and a hidden cistern close coupled WC with push button flush.

Bedroom 4 - 11' 10" x 12' 9" (3.61m x 3.89m) Bedroom 4 has neutral décor, a white ceiling with central light fitting, a double glazed window to the rear aspect with fitted blinds and a wall mounted central heating radiator below and neutral fitted carpet.

Family Bathroom - 9' 10" x 9' 3" (3m x 2.83m) The Family Bathroom benefits from white full height porcelain wall tiles with blue mosaic trim, ceiling recessed spot lights, and blue mosaic effect floor tiles. A double glazed obscured glass window to the rear aspect and a wall mounted chrome heated towel rail.

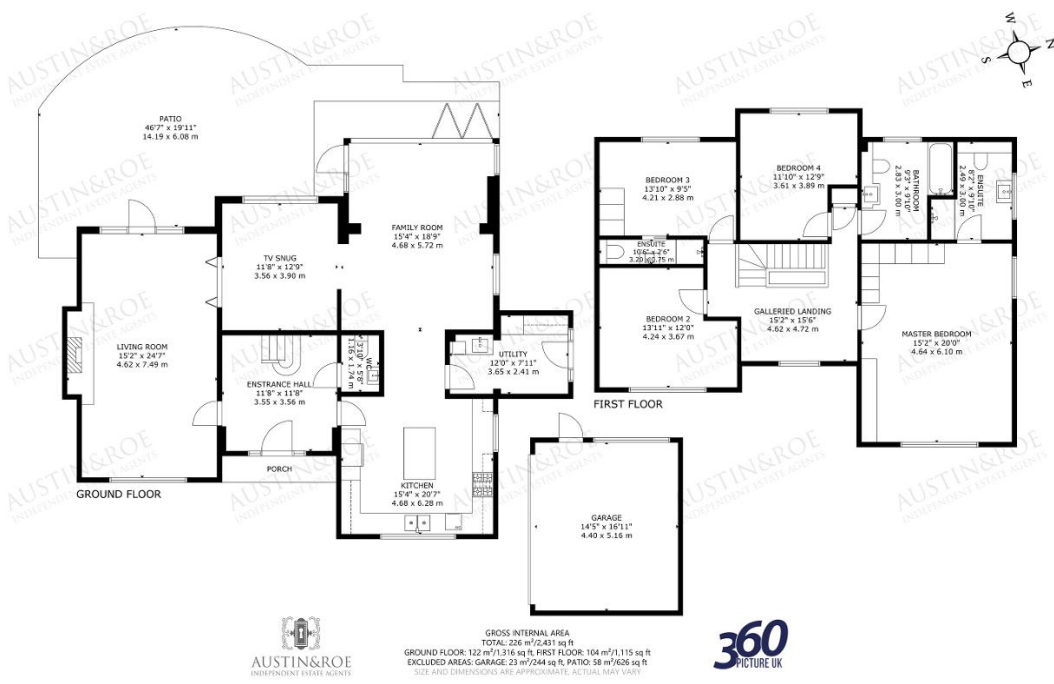
The white bathroom suite comprises a curved shower bath with glass screen, chrome mixer tap and chrome shower fittings, a vanity unit with inset wash hand basin with chrome mixer tap and a hidden cistern close coupled WC with push button flush.

EXTERIOR

Garage - 14' 5" x 16' 11" (4.4m x 5.16m) The detached brick built Garage is accessed via the driveway by an 'up and over' door, and also front the side of the Property. There is a wall mounted electric car charging point.

Paved Patio - 46' 6" x 19' 11" (14.19m x 6.08m) The beautiful large curved paved patio provides ample seating opportunities whilst enjoying views across the Garden.





ADDITIONAL PHOTOS



ENERGY EFFICIENCY

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		