



AUSTIN & ROE
INDEPENDENT ESTATE AGENTS

5 BEDROOM DETACHED FOR SALE - £425,000

ASTRAL WAY, STONE, STAFFORDSHIRE, ST15 0YN



KEY FEATURES

- FIVE BEDROOM DETACHED HOUSE • MASTER BEDROOM WITH EN-SUITE • CONTEMPORARY KITCHEN AND DINING AREA • NEUTRALLY DECORATED • FULLY ENCLOSED REAR GARDEN • GARAGE AND OFF ROAD PARKING FOR TWO CARS • WALKING DISTANCE TO TOWN CENTRE • GREAT COMMUTER LINKS

STONE

Granville Square, 75A High Street, Stone, Staffordshire, ST15 8AE

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DESCRIPTION

Austin & Roe has great pleasure in offering For Sale this Five Bedroom Detached Property with driveway offering Parking for two 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 Hallway, Study, Living Room, Dining Room, Kitchen, Utility and Garage on the ground floor; on the first floor is the Landing, Master Bedroom with En-suite shower room, four further Bedrooms and Family Bathroom. The property benefits from gas central heating and double glazing.

At the front of the property is a garden planted with shrubbery, a paved ramp leading to the front entrance, and adjacent is a "Tarmacadam" driveway which affords parking for two cars in tandem leading to the Garage.

To the rear of the property is a low maintenance garden with a paved area for alfresco dining and outdoor entertaining, a timber low fence leading to a lawned area with brick built raised flower beds, surrounded by red brick walls and well maintained contemporary wooden fencing with a gate opening onto the driveway.

Council Band E
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/16-astral-way>

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, turn right on to Astral Way, the property is on your right.

GROUND FLOOR

Entrance Hallway - 17' 10" x 6' 8" (5.46m x 2.04m) The property is entered via a black composite glazed door with open storm canopy above into a welcoming Entrance Hall with neutral décor, a white ceiling with central pendant light fitting, a wall mounted central heating radiator and contemporary wood effect vinyl flooring. There are doors opening into the Study, Living Room, Kitchen, Guest cloakroom and stairs rising to the floor above.

Study - 8' 3" x 9' 10" (2.54m x 3.02m) The Study, currently used as a playroom, has neutral décor, a white ceiling with central pendant light fitting, a double glazed window to the front aspect with fitted louvre blinds, a wall mounted central heating radiator and bleached wood effect vinyl flooring.

Living Room - 10' 7" x 16' 0" (3.24m x 4.88m) The contemporary Living Room has pale grey décor, a white ceiling with central pendant light fitting, a double glazed window to the front aspect with fitted louvre blinds and another to the side aspect, a wall mounted central heating



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radiator and grey fitted carpet.

Kitchen - 11' 1" x 8' 7" (3.39m x 2.63m) The Kitchen is open play to the Dining Room, it has white décor, a white ceiling with recessed spot lights, two double glazed windows to the rear aspect, a wall mounted central heating radiator and bleached wood effect vinyl flooring. There area a range of white wall and base units with a granite effect countertop and upstand, inset with a stainless steel bowl and a half sink with chrome mixer tap, a stainless steel gas hob with extractor hood above and integrated oven below, integrated dishwasher and fridge freezer. A door leads to the Utility.

Dining Room - 15' 6" x 10' 6" (4.74m x 3.21m) The Dining Room has white décor, a white ceiling with recessed spot lights, a double glazed patio door leading to the Garden, a wall mounted central heating radiator and bleached wood effect flooring flowing from the Kitchen.

Utility - 8' 3" x 5' 3" (2.54m x 1.62m) The Utility has white décor, a white ceiling with central light fitting, a double glazed door to the side aspect, a wall mounted central heating radiator and bleached wood effect vinyl flooring. There are a range of white wall and base units with granite effect countertop and upstand, open shelving, and space / plumbing for a washing machine.

Guest Cloakroom - 6' 1" x 2' 10" (1.87m x 0.88m) The Guest Cloakroom is located under the stairs, it has white décor, a linear feature tiled splashback, a white semi sloped ceiling with central light fitting, a wall mounted central heating radiator and bleached wood effect vinyl flooring. The sanitaryware consists of a wall mounted compact wash hand basin with chrome tap, and a close coupled wc with push button flush.

Garage - 19' 3" x 9' 10" (5.88m x 3m) The Garage is accessed from the driveway via a white metal 'up and over' door.

FIRST FLOOR

Stairs and Landing - 15' 1" x 3' 2" (4.62m x 0.97m) The Stairs rise 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 five bedrooms, store cupboard and family bathroom.

Master Bedroom - 13' 8" x 14' 2" (4.19m x 4.32m) The Master Bedroom has neutral décor, a white ceiling with a central pendant light fitting, a double glazed window fitted with roller blind to the front aspect with views to the fields beyond, a wall mounted central heating radiator and grey fitted carpets. A door leads in to the En-Suite.

En-Suite - 6' 0" x 5' 7" (1.85m x 1.71m) The En-suite Shower Room has neutral décor with half height contemporary ceramic wall tiling behind the pedestal and wc, full height in the showering area, a white ceiling with recessed spot lights, 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 corner shower cubicle 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.

Bedroom 2 - 8' 3" x 13' 11" (2.54m x 4.26m) Bedroom 2 has neutral décor, a white ceiling with a central pendant light fitting, a double glazed window fitted with roller blind to the front aspect with views to the fields beyond, a wall mounted central heating radiator and grey fitted carpets.

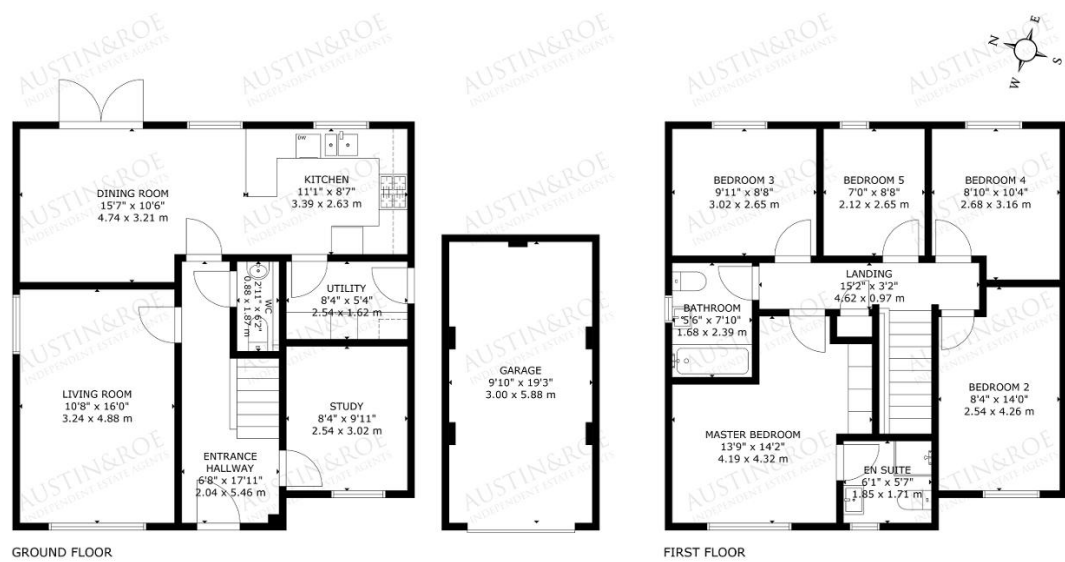
Bedroom 3 - 9' 10" x 8' 8" (3.02m x 2.65m) Bedroom 3 has neutral décor with one feature pink wall, a white ceiling with a central pendant light fitting, a double glazed window fitted with roller blind to the rear aspect, a wall mounted central heating radiator and grey fitted carpets.

Bedroom 4 - 8' 9" x 10' 4" (2.68m x 3.16m) Bedroom 4 has neutral décor, a white ceiling with a central pendant light fitting, a double glazed window fitted with roller blind to the rear aspect, a wall mounted central heating radiator and grey fitted carpets.

Bedroom 5 - 6' 11" x 8' 8" (2.12m x 2.65m) Bedroom 5 has neutral décor, a white ceiling with a central pendant light fitting, a double glazed window fitted with roller blind to the rear aspect, a wall mounted central heating radiator and grey fitted carpets.

Family Bathroom - 5' 6" x 7' 10" (1.68m x 2.39m) The Family Bathroom has white décor with contemporary patterned half height ceramic tiling, a white ceiling with recessed spot lights, 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.





GROSS INTERNAL AREA
TOTAL: 130 m²/1,402 sq ft
GROUND FLOOR: 65 m²/701 sq ft, FIRST FLOOR: 65 m²/701 sq ft
EXCLUDED AREAS: GARAGE: 18 m²/190 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



ADDITIONAL PHOTOS



ENERGY EFFICIENCY

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		