



AUSTIN & ROE  
INDEPENDENT ESTATE AGENTS

3 BEDROOM SEMI-DETACHED FOR SALE - £259,950

CAREY CLOSE, STONE, STAFFORDSHIRE, ST15 0FB



## KEY FEATURES

• THREE BEDROOM SEMI DETACHED • MASTER BEDROOM WITH EN-SUITE • BEAUTIFULLY PRESENTED •  
CONTEMPORARY KITCHEN DINER • DRIVEWAY • FULLY ENCLOSED REAR GARDEN • 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 are delighted to offer For Sale this beautifully presented Three Bedroom, Two Bathroom Semi Detached Property with Driveway on a popular newly built residential development within close proximity of Stone town centre, with easy reach of local schools, amenities, railway station and commuting links.

The Property Comprises an Entrance Hallway, Living Room, Kitchen-Diner and Guest Cloakroom on the Ground Floor; on the First Floor is the Landing, Master Bedroom with En-Suite, two further Bedrooms and Family Bathroom. The property benefits from Gas Central Heating, Smart Lighting and Triple Glazing.

The Property is located on a pretty, tree lined cul-de-sac. To the front is a small gravelled garden and paved path leading to the Entrance along with a driveway to the side allowing parking for three vehicles, and a timber gate leading to the rear Garden.

To the Rear of the Property is a fully enclosed South West facing Garden, laid to lawn with a raised decking area for alfresco dining and entertaining, a further paved patio providing further seating opportunities, and a useful garden shed.

Council Band C  
Mains Gas & Electric  
Mains Water, Drains and Sewerage.  
Broadband FTTP  
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/10-carey-close>

## LOCATION

Leave Stone on Christchurch Way, bearing right on to Stafford Street and continue on to Stafford Road. At the Walton roundabout take the first exit on to the A34 Fillybrooks, continue to the roundabout, taking a U turn back to the A34 Fillybrooks, after around half a mile turn left on to Blundell Drive, continuing to the right, turn right on to Carey Close, and right again. The property is on your right.

## GROUND FLOOR

**Entrance Hallway - 5' 7" x 6' 5" (1.71m x 1.97m)** The property is entered via a green composite glazed door with open storm canopy above into the Entrance Hall with neutral décor, a white ceiling with central pendant light fitting, a wall mounted central heating radiator and bleached wooden flooring. A door opens in to the Living Room, and stairs rise to the floor above.

**Living Room - 13' 4" x 12' 1" (4.07m x 3.7m)** The Living Room has neutral décor, a white ceiling with central pendant light fitting, a triple glazed window to the front aspect with a wall mounted central heating radiator below and bleached wooden flooring. A door leads in to the Kitchen Diner.

**Kitchen - 8' 3" x 8' 6" (2.53m x 2.61m)** The contemporary Kitchen has blue walls with a feature brick effect wallcovering panel, a white ceiling with a central spot light bar, triple glazed French doors with glazed side panels in to the Garden and bleached wooden flooring. There is a selection of white high gloss wall and base units with



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granite effect fitted counter tops inset with a stainless steel sink, drainer and chrome mixer tap, a gas hob with stainless steel splash back and integrated extractor cooker hood above, a built in electric oven and spaces for a fridge freezer, dishwasher and washing machine.

**Dining Area - 11' 11" x 6' 11" (3.65m x 2.13m)** The Dining Area is open to the Kitchen, it has blue décor with feature brick effect and chalkboard walls, a wall mounted central heating radiator, a contemporary light fitting and bleached wood effect flooring.

**Guest Cloakroom - 6' 3" x 3' 4" (1.92m x 1.02m)** The Guest Cloakroom has dark grey décor with half height ceramic wall tiling, a white ceiling with central light fitting, a wall mounted central heating radiator and bleached wood effect flooring.  
The white sanitary ware comprises a pedestal wash hand basin with chrome taps and a low level close coupled WC with push button flush.

FIRST FLOOR

**Stairs and Landing - 7' 4" x 6' 7" (2.26m x 2.02m)** The Stairs rise with a quarter turn to the first floor Landing, with neutral décor, a white painted balustrade and handrail and neutral fitted carpet. The Landing has a white ceiling with central pendant light fitting, a ceiling hatch to the roof space which is half boarded above and a wall mounted central heating radiator.

**Master Bedroom - 11' 1" x 9' 8" (3.38m x 2.97m)** The Master Bedroom has dusky blush décor with a feature wood panelling effect wall, a white ceiling with a central pendant light fitting, a triple glazed window to the front aspect with a wall mounted central heating radiator below and neutral fitted carpet.  
There is a double door fitted wardrobe and a door opening in to the En-Suite.

**En-Suite Shower Room - 5' 10" x 5' 4" (1.78m x 1.63m)** The contemporary En-Suite Shower Room has dark grey décor with half height stone effect wall tiling, full height in the showering area, a white ceiling with recessed ceiling lights and extractor fan, an obscured glass triple glazed window to the front aspect, a wall mounted central heating radiator and a slate effect tiled floor.  
The white bathroom suite consists of a pedestal wash hand basin with chrome taps, a glazed corner shower enclosure with chrome fittings and electric shower, and a close coupled WC with push button flush.

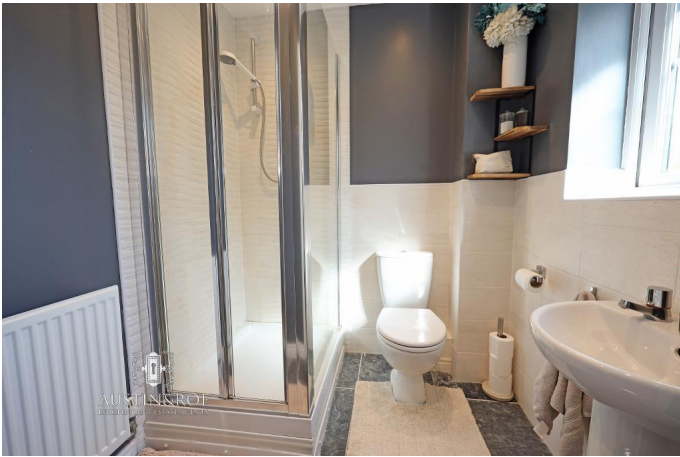
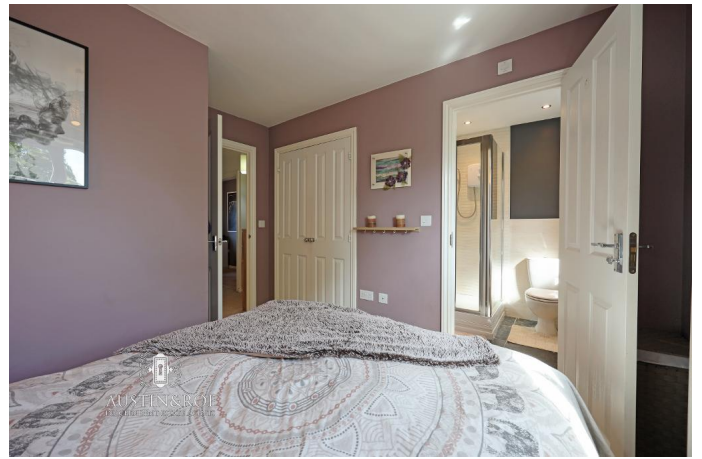
**Bedroom 2 - 10' 7" x 8' 5" (3.23m x 2.58m)** Bedroom 2 has neutral décor, a white ceiling with a central pendant light fitting, a triple glazed window to the rear aspect with a wall mounted central heating radiator below and neutral fitted carpet.

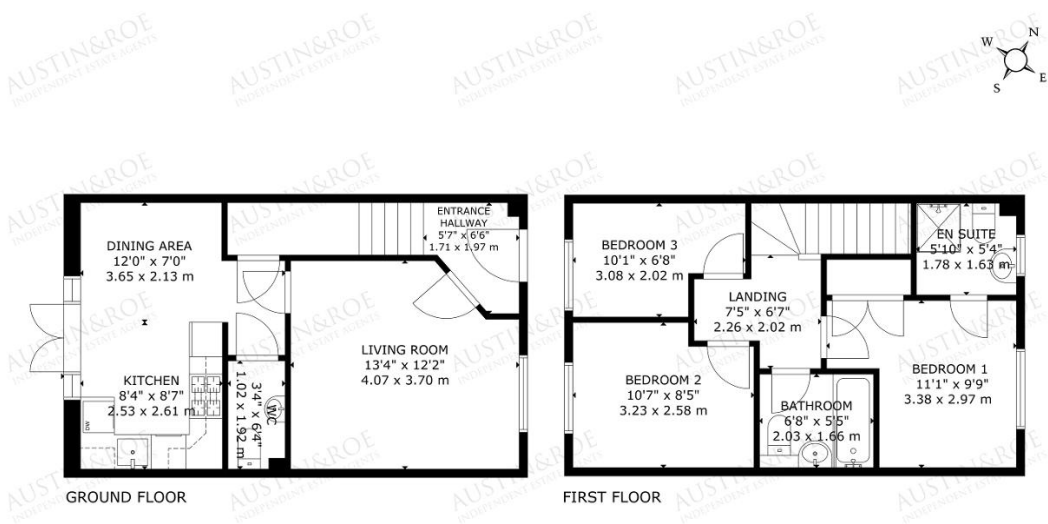
**Bedroom 3 - 10' 1" x 6' 7" (3.08m x 2.02m)** Bedroom 3 has dark grey décor, a white ceiling with a central spot light fitting, a triple glazed window to the rear aspect with a wall mounted central heating radiator below and neutral fitted carpet.

**Family Bathroom - 6' 7" x 5' 5" (2.03m x 1.66m)** The Family Bathroom has neutral décor to two walls, and benefits from full height stone effect contemporary wall tiling to two walls with large inset mirror, a white ceiling with recessed spot lights and extractor fan, a wall mounted central heating radiator and white ceramic tiled flooring.  
The white bathroom suite consists of a panel bath with chrome taps and chrome shower above, a pedestal wash hand basin with chrome taps, and a close coupled WC with push button flush.

EXTERIOR

**Outside Spaces -** The Property provides excellent family outside spaces. To the front of the Property is a quiet cul-de-sac with off road parking and a large tree lined grassed area opposite.  
A small gravelled garden and paved path leads to the Entrance along with a driveway to the side allowing parking for three vehicles, and a timber gate leading to the rear Garden.  
To the Rear of the Property is a fully enclosed, South West facing Garden laid to lawn with a raised decking area for alfresco dining and entertaining, a further paved patio providing further seating opportunities, and a useful garden shed.





GROSS INTERNAL AREA  
TOTAL: 74 m<sup>2</sup>/799 sq ft  
GROUND FLOOR: 37 m<sup>2</sup>/399 sq ft, FIRST FLOOR: 37 m<sup>2</sup>/400 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



ADDITIONAL PHOTOS



ENERGY EFFICIENCY

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		