



108, Oulton Road, Stone, ST15 8DY



Asking Price £695,000

Back on the market due to a broken chain. An opportunity to buy one of the best family homes in Stone. This property is built and finished to a high specification with flexible and spacious accommodation comprising: entrance porch, reception hallway, lounge, family room, dining kitchen with four oven Aga, separate utility, guest cloakroom, five double bedrooms, two with en-suite shower rooms, dressing room to the master, and a family bathroom. The house occupies a pleasant garden plot with a sunny westerly aspect, offers ample garaging with workshop and off road parking for several cars. All of this situated just a few minutes walk into Stone town centre, close to local schools, a short drive to some very pretty countryside, and with easy access to commuter routes.

This is a superb property in a very popular location - Viewing highly recommended.





#### Entrance Porch

A modern timber framed porch. With two coach lights, double doors, side windows and a further traditional part stained glass front door opening to the reception hallway

#### Reception Hallway

An impressive hallway offering a grand centre position staircase with painted spindles, newel posts and oak bannisters. Two Upvc double glazed sash windows to the front elevation, solid oak flooring and two radiators.

Access to the lounge and dining kitchen.

#### Lounge

A spacious and light reception room offering Upvc double glazed sash windows to the front and side aspects, radiator, carpet and media connection.

#### Dining Kitchen

A custom design kitchen fitted with contrasting gloss finish cream and grey wall and floor units. Corian work surfaces, brick tile splash-backs, inset 1½ bowl sink and drainer with swan neck shower head mixer tap, recessed ceiling lights, Upvc double glazed sash windows to front and rear aspects, radiator and oak finish Amtico flooring. Appliances comprising; four oven gas Aga, integral fridge, dishwasher and waste bin storage areas.

#### Family Room

Open plan to the dining kitchen with Upvc double glazed sash windows to the side elevation and sliding door opening to the decked patio and garden. With recessed ceiling lights, radiator, TV connection and carpet.

Doorway to the rear hallway.

#### Rear Hall

A Upvc part double glazed door opens to the rear driveway, with doors to the guest cloakroom and utility, recessed ceiling light, part tiled walls and oak finish Amtico flooring.

#### Guest Cloakroom

Fitted with a white suite comprising; low level push button WC and wall mounted wash hand basin with tiled splash-back and chrome mixer tap. Recessed ceiling light, Upvc double glazed sash window to the side elevation, radiator and oak finish Amtico flooring.

#### Utility

Matched to the kitchen with gloss finish grey wall and floor units, corian work surface, recessed ceiling lights, Upvc part obscure double glazed door opening to the garden and oak finish Amtico flooring. Wall mounted Remeha condensing gas central heating boiler, plumbing for a washing machine and space for additional appliances.

#### First Floor

##### Stairs & Landing

With carpet throughout, galleried landing, Upvc double glazed sash windows to the side and front of the property, recessed ceiling lighting, two radiators, utilities cupboard, centre position stairs to the second floor, airing cupboard housing the hot water cylinder with towel storage space..

##### Master Bedroom

Offering two Upvc double glazed sash windows overlooking the garden, radiator, carpet, TV connection, door opening to the dressing area and en-suite shower room.

##### Dressing Area

Fitted out with a range of hanging rails and storage, recessed ceiling lights, carpet and three Upvc double glazed sash windows to the side elevation.

#### En-suite Shower Room

A bespoke en-suite with white suite comprising; oversize walk-in shower with mains fed thermostatic shower system, low level push button WC and wall mounted wash hand basin with chrome mixer tap. Recessed ceiling lights, fitted dressing table, towel radiator, tiled floor, glass and tiled walls.

#### Bedroom Two

With two Upvc double glazed sash windows to the front of the property, fitted wardrobes, radiator and carpet

#### Bedroom Three

With two Upvc double glazed sash windows to the front of the property, fitted wardrobes, radiator and carpet

#### Family Bathroom

Fitted with a white suite comprising; standard bath and panel with chrome mixer tap, wall mounted wash hand basin with chrome mixer tap, low level push button WC and walk-in oversize shower with mains fed thermostatic rain head shower system. Two Upvc obscure double glazed sash windows, recessed ceiling lighting, towel storage, radiator, fully tiled walls and floor.

#### Second Floor

##### Stairs & Landing.

A centre position stairwell with traditional white painted spindles, newel posts and bannisters, carpet throughout.

#### Bedroom Four

With vaulted ceiling, recessed lights and skylight window, radiator, carpet, doorway opening to the en-suite shower room.

#### En-Suite Shower Room

Fitted with a white suite comprising; walk-in shower with mains fed thermostatic shower system, low level push button WC and wall mounted wash hand basin with chrome mixer tap. Vaulted ceiling with recessed lights, skylight window, towel radiator, tiled walls and floor.

#### Bedroom Five

A fifth double bedroom offering Upvc double glazed French doors opening to a Juliet balcony overlooking the garden, vaulted ceiling with skylight window and recessed lights, storage, carpet and radiator.

#### Outside

The property is approached via a block paved driveway before electric double doors opening to a large courtyard with garaging and workshop. Note that there is additional off road parking to the front of the property on the left hand side.

#### Garden

The family sized garden offers timber decked patio areas, a large lawn, play area, Dome, stocked timber sleeper flower beds, mature trees, shrubs, boundary wall and timber fence panelling.

#### General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band F

#### Services

Mains gas, water, electricity & drainage.

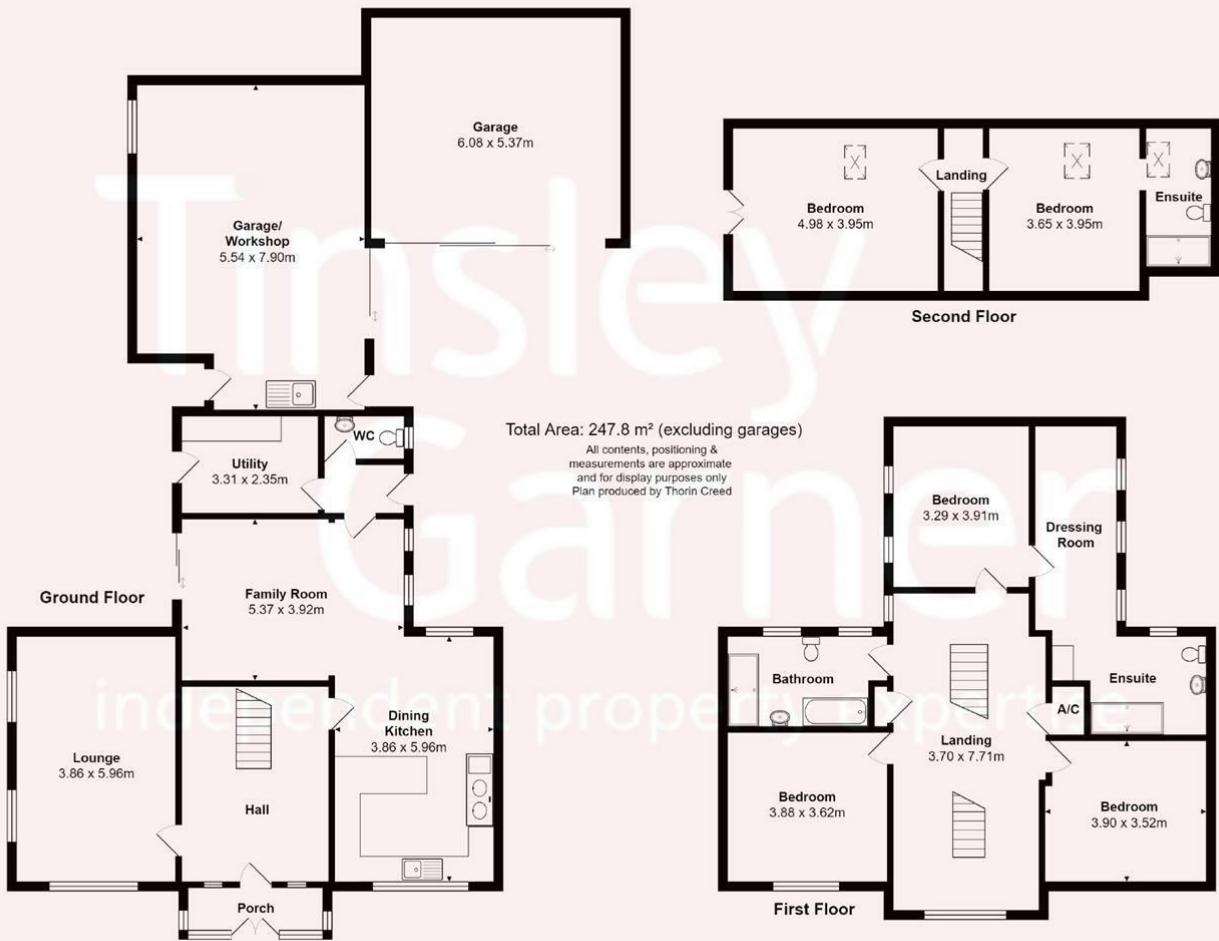
Gas central heating.

Solar panels.

#### Viewings

Strictly by appointment via the agent.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	83	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	69
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	