



£465,000

🔑 TENURE: Freehold

📊 EPC RATING: C

🏠 COUNCIL TAX BAND: F

Stone

Beacon Grove
Stone Staffordshire



The list of accommodation on offer is exhaustive for this stunning and substantial, modern three storey, five double bedroom family home! Externally, the property boasts being positioned on a very good sized and private end plot having a private and large front garden and private rear garden with decked and cut stone seating area's. Internally, comprising of an entrance hallway, sitting room, large refitted contemporary open-plan family dining kitchen with breakfast island and sitting area,, a utility room & guest WC. To the first floor, there is a very large lounge with bay window and the master bedroom which features a dressing room and refitted en-suite bathroom. Meanwhile, to the second floor there are a further four double bedrooms with bedroom two featuring an en-suite shower room, and a modern refitted family bathroom. Externally, there is a double width driveway and detached double garage.

- Stunning Georgian Style Modern 5 Double Bed Detached
- Large Private Front Garden & Private Rear Garden
- Refitted Open-Plan Family Dining Kitchen
- Two En-Suites & Refitted Family Bathroom
- Driveway & Detached Double Garage
- Desirable Location Close To Stone Town

You can reach us **9am to 9pm**, 7 days a week

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk



Entrance Hallway

Approached through front entrance door, and having wood effect laminate flooring, stairs off to the First Floor Landing & accommodation, two radiators, and internal doors off, to;

Guest WC

Fitted with a white suite comprising of a low-level WC, and a pedestal wash hand basin with chrome mixer tap. In addition, there is ceramic splashback tiling to the walls, wood effect flooring, radiator, and a double glazed window to the side elevation.

Sitting Room 12' 0" x 9' 9" (3.65m x 2.96m)

A versatile room, which could be used for an home office, and having an oak fire surround with granite inset & hearth, housing a coal effect electric fire, coving to the ceiling, radiator, and a double glazed window to the front elevation.



You can reach us **9am to 9pm**, 7 days a week

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk

Open-Plan Family Lounge, Dining & Sitting Area 24' 6" x 20' 3" (7.46m x 6.18m)

A substantial & beautifully presented room which features a modern & contemporary style open-plan dining kitchen having a fitted range of matching wall, base & drawer units, including matching centre island area. There are matching work surfaces over, incorporating a 1.5 bowl composite sink with drainer & chrome mixer tap. Integrated appliances include a dishwasher, refrigerator, freezer, a range style cooker with stainless steel splashback rising to a double width extractor canopy over. In addition, there is wood effect flooring, two radiators, a double glazed window to the front elevation overlooking the private good sized front garden, and a double glazed window & double glazed double doors providing access out to the rear garden onto a cut stone patio & decked seating area.



Utility Room 8' 5" x 6' 7" (2.56m x 2.00m)

Featuring a range of wall mounted shaker style wall & base units with work surface over incorporating an inset stainless steel sink with drainer & mixer tap, and having space & plumbing for appliances. In addition, there is wood effect flooring, a wall mounted gas central heating boiler, and a double glazed window to the rear elevation.



First Floor Landing

Having a double glazed window to the front elevation, radiator, a built-in airing/storage cupboard, stairs off to the second floor landing, and internal doors off, to;

Lounge 24' 8" x 10' 10" (7.52m x 3.29m)

A stunning & substantial lounge approached through double internal doors, and having a large double glazed bay window to the side elevation, a contemporary style oak fire surround with granite inset & hearth, housing a coal effect electric fire, radiator, coving to the ceiling, and double glazed windows to both the front & rear elevations.



Bedroom One 14' 10" x 9' 9" (4.51m x 2.96m)

A good sized double bedroom, having a double glazed window to the front elevation, and open-plan arranging leading through to a dressing room area.



Dressing Room (Bedroom One)

Featuring three built-in double wardrobes, a double glazed window to the rear elevation, radiator, and further internal door off to the En-suite.



En-suite (Bedroom One)

Fitted with a stunning contemporary style modern suite comprising of a panelled bath with a wall mounted waterfall effect contemporary style chrome mixer tap, a vanity style wash hand basin with cupboard beneath, and a ceramic tiled shower cubicle housing a mains-fed multi-jet shower, and a low-level WC. In addition, there is a contemporary style chrome towel radiator, ceramic tiling to both the walls & floor, and a double glazed window to the rear elevation.

Second Floor Landing

Having internal doors off, to;

Bedroom Two 11' 10" x 10' 10" (3.61m x 3.29m)

A second double bedroom, having a built-in double wardrobe, a double glazed window to the side elevation, radiator, access to loft space, and a further internal door to;



You can reach us **9am to 9pm**, 7 days a week

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk

En-suite (Bedroom Two)

Fitted with a modern white suite comprising of a ceramic tiled shower cubicle housing a mains-fed shower, a pedestal wash hand basin, and a low-level WC. In addition, there is tile effect flooring, a double glazed window to the rear elevation, and radiator.



Bedroom Three 12' 0" x 9' 9" (3.67m x 2.96m)

A third double bedroom, having a built-in double wardrobe, a double glazed window to the rear elevation, and radiator.

Bedroom Four 10' 2" x 9' 11" (3.10m x 3.03m)

A fourth double bedroom, having a built-in double wardrobe, a double glazed window to the front elevation, and radiator.

Bedroom Five 7' 4" x 10' 10" (2.24m x 3.29m)

Having a double glazed window to the front elevation, and radiator.



Family Bathroom

Fitted with a modern contemporary style white suite, comprising of a panelled bath with centre chrome contemporary style mixer tap, and a mains-fed double shower head over, a pedestal wash hand basin with chrome mixer tap, and a low-level WC. In addition, there is contemporary style towel radiator, high gloss ceramic tiling to the floor, ceramic tiled walls, and a double glazed window to the rear elevation.



Externally

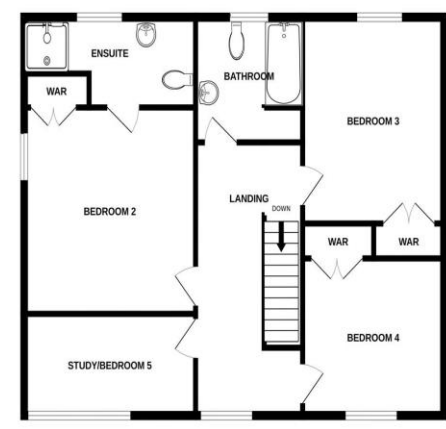
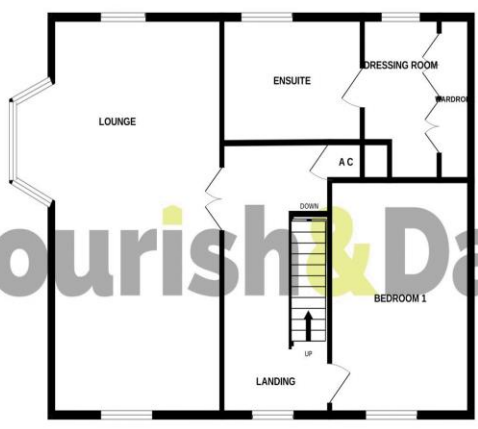
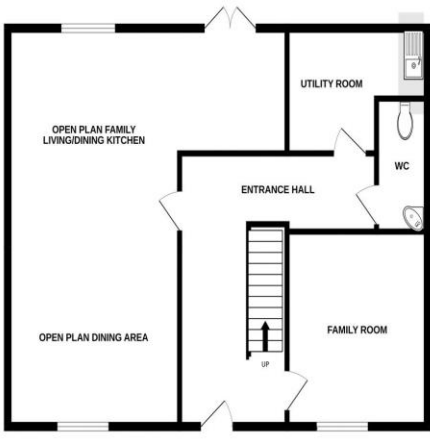
Approached over a double width driveway to the rear of the property providing access to a detached brick built Double Garage, and having secure gated access to the rear of the garden which is private, being laid mainly to lawn, and featuring a cut stone paved patio seating area, and a further decked seating area. To the side garden, there is an ornamental pond, whilst to the front is a particularly good sized garden which is laid mainly to lawn with a variety of mature trees, and having secure gated access.



GROUND FLOOR

1ST FLOOR

2ND FLOOR



Dourish&Day

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

Energy Efficiency Rating		Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
<small>Best energy efficient - higher rating costs</small>		77	84
<small>England & Wales</small>		<small>EU Directive 2002/91/EC</small>	



IMPORTANT NOTICE Dourish & Day for themselves and for the vendor or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Dourish & Day has any authority to make or give any representation or warranty whatever in relation to this property.

You can reach us **9am to 9pm**, 7 days a week

14 Salter Street, Stafford, Staffordshire, ST16 2JU

01785 223344

hello@dourishandday.co.uk