

34 Lakesedge, Stone, Staffordshire, ST15 0BF

FOLLWELLS



- Immaculate Five Bedroom Detached House
- Exclusive Luxury Development
- Vast Open Plan Living Kitchen
- High Quality Fixtures and Fittings
- Sought After Semi-Rural Location
- Double Garage and Double Carport
- Viewing Essential

5  3  1 

Offer in Excess of:

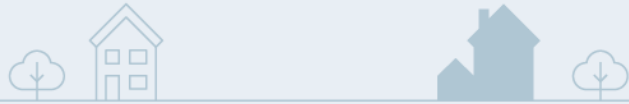
£700,000

follwells.co.uk

email@follwells.co.uk

01782 615530





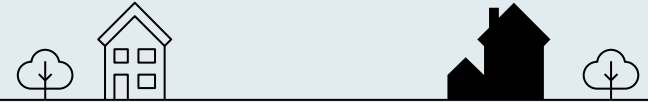
This absolutely immaculate five bedroom detached house forms part of a small, exclusive development of luxury homes just 2 miles from Stone Town Centre.

The spacious accommodation extends to just over 230 square metres (excluding garage) with stand out features being the vast open plan living kitchen which is over 10 metres in length with bi-fold doors and island unit along with the spacious central reception hall, with oak and glass staircase leading up to a galleried landing. The living kitchen extends most of the way across the back of the house and also has double doors leading to a very spacious principal reception room creating a fantastic entertaining space. A guest cloakroom and utility room complete the ground floor accommodation.

To the first floor the galleried landing leads to five bedrooms with the master and guest bedroom both having en-suite facilities while bedrooms three, four and five are served by the family bathroom. The property is appointed to excellent standards throughout with high quality fixtures and fittings and plantation shutters to all windows.

Externally to the front of the house there is an extensive block paved driveway providing ample off road parking which leads to the double integral garage as well as a double width carport attached to the side. The rear garden has been designed for low maintenance and is fully enclosed. An artificial lawn stretches the full width of the plot with a large composite decked seating area adjacent to the house with two pergolas having retractable sun shades. A second raised composite deck sits at the back of the garden with a glass balustrade and inset lighting. The rear garden creates a brilliant outside entertaining space complete with ornamental pond and a wooden summer house which is currently used as a bar with power and lighting.





The Lakesedge development is located between Stone and Eccleshall with Stone High Street being just 2 miles away. The town has developed a reputation for being a "foodie" location with a wide variety of Bars and Restaurants as well as offering a variety of specialist and High Street Stores and Supermarkets including the Marks & Spencer Foodhall.

The village of Eccleshall is less than 10 minutes drive away with its picturesque High Street offering Cafes, Bar and Fletchers Garden Centre. For those needing to travel further afield, Lakesedge is conveniently located between junctions 14 and 15 of the M6 Motorway with Stafford Train Station less than 10 miles away. Other nearby attractions include a number of Golf Courses and the ever-popular Trentham Gardens and Retail Village.

This exceptional property must be viewed to be fully appreciated.



IMPORTANT INFORMATION

Services: Mains Water, Gas and Electricity Connected.

Drainage: To Sewerage Treatment Plant

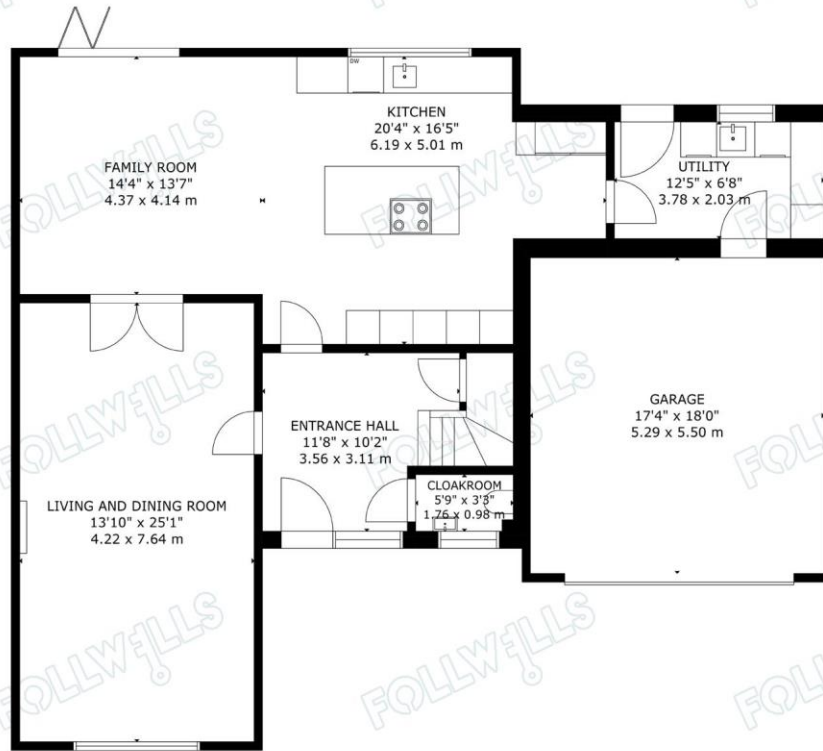
Gas Central Heating

Tenure Freehold

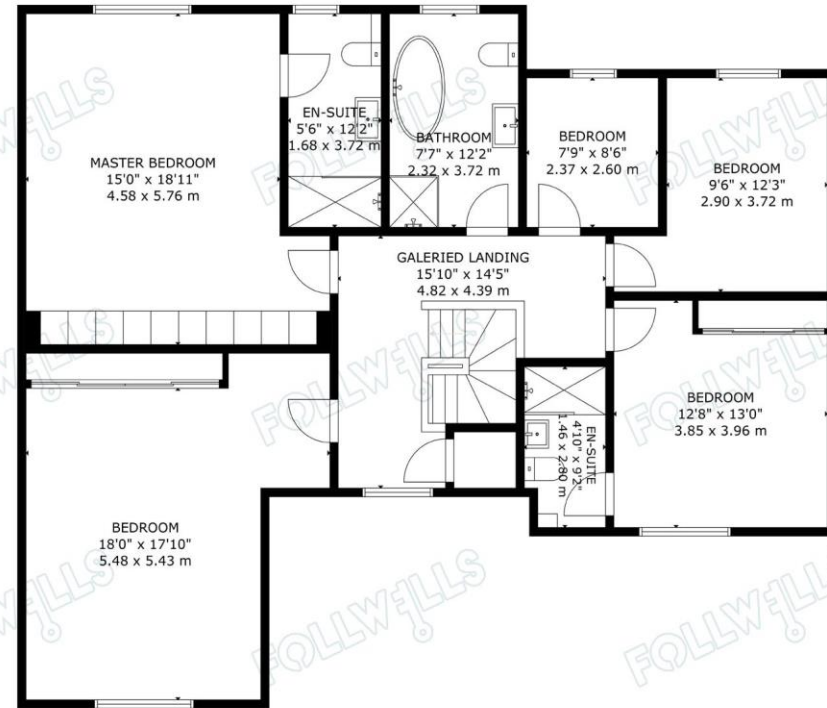
Maintenance Charge: We understand from the vendor there is an annual property management fee currently charged at £270.

Council Tax Band 'F' EPC Rating 'B'

1. None of the services, built in appliances, or where applicable, central heating has been tested by Follwells, and we are unable to comment on serviceability.
2. All dimensions given are approximate.
3. These particulars do not constitute, nor constitute any part of, an offer or a contract.
4. All statements contained in these particulars as to the property are made without responsibility on the part of Follwells or the Vendor.
5. None of the statements contained in these particulars as to the property are to be relied on as statements or representation of fact.
6. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
7. The vendor does not make or give, and neither Follwells nor any person in their employment has any authority to make or give, any representation or warranty whatever, in relation to this property.



GROUND FLOOR



FIRST FLOOR



GROSS INTERNAL AREA
TOTAL: 232 m²/2,505 sq ft
GROUND FLOOR: 100 m²/1,081 sq ft, FIRST FLOOR: 132 m²/1,424 sq ft
EXCLUDED AREA: GARAGE: 29 m²/313 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

