



## Rose House, 10 St. Johns Avenue, Oulton, Stone, ST15 8UD

**Offers in the region of £300,000**

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"Wake up and breathe the fresh air of the countryside"

Nestled within the picturesque setting of Oulton village, a delightful semi detached property offering spacious accommodation for growing families. This beautiful three bedroom home presents the opportunity to escape to the country whilst remaining close to local amenities.

#traditionalhome#villagelocation#family

### Denise White's Agent's Comments

Welcome to this charming three-bedroom semi-detached property located in the heart of the picturesque village of Oulton. Nestled within a tranquil setting, this home offers a timeless and stylish accommodation having been updated by the current owner with updated electrics and a combination boiler within the last 5 years.

Upon entering, you will be greeted by a lovingly renovated interior offering both style and comfort. Large double glazed hardwood windows to the front flood the rooms with natural light, creating a warm and inviting atmosphere. The lounge boasts an open fire, perfect for cosy evenings, while the open plan kitchen diner at the rear of the property is ideal for modern-day family living. The addition of a downstairs WC and laundry room ensures that the demands of a growing family are easily met.

The first floor of the property features a generously sized family bathroom, complete with a separate shower and bath. Two well-proportioned double rooms and a third single room, which can be utilised as a child's bedroom or study, provide ample space for the whole family. Additionally, the rooms at the front of the house offer stunning views of the surrounding countryside.

Externally, the property has a gated driveway, providing secure off-road parking and provides access to the integral garage. The rear of the property features a spacious enclosed garden, laid to lawn, offering the perfect space for outdoor activities and relaxation.

The village surroundings offer a sense of a close-knit community, while still being conveniently located near local amenities and useful transport links such as Stone train station just a five minute drive away.

In summary, this delightful three-bedroom semi-detached property presents a unique opportunity to acquire a home that seamlessly combines timeless charm with modern comforts. Its desirable location within the village, coupled with its stylish and

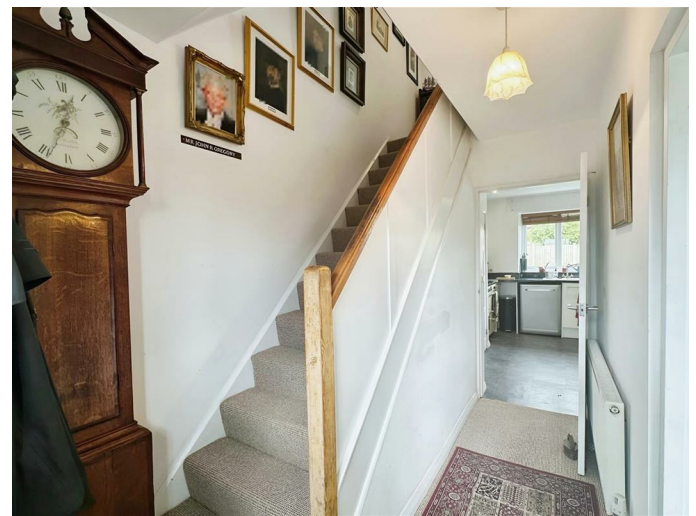
well-appointed interior, make it an ideal choice for those seeking a peaceful and comfortable lifestyle.

### Location

Situated in the village of Oulton, Stone, Staffordshire. Oulton is a small village in the English county of Staffordshire. The village is located north of the market town of Stone and near to the Trent and Mersey Canal. In 2020 it had an estimated population of 597. Located in the Moddershall Valley and is part of a designated Conservation Area. The village achieved prominent positions in Staffordshire's Best Kept Village Awards in 2009 and 2010. Oulton also boasts the picturesque Downs Banks on its doorstep, and is within half an hour's drive to the Peak District National Park. Kibblestone Scout Camp is located to the north east of the village, and sits in 200 acres (81 ha) of countryside.

### Entrance Hall

6'1" max x 11'11" (1.86 max x 3.64)



Wooden door to the front aspect, fitted carpet, stairs off to the first floor accommodation, radiator, ceiling light, access into living room and kitchen diner



## Lounge

13'0" x 10'8" (3.98 x 3.26)



Fitted carpet, large hard wood double glazed window to the front aspect, wall mounted radiator, open fire with brick surround, picture railing, ceiling light

## Dining Kitchen

19'7" x 10'6" (5.97 x 3.21)



Tiled effect flooring, base units with worksurfaces over, ceramic sink and drainer unit with mixer tap above, built-in pantry cupboard, space for range style cooker and extractor above, large uPVC double glazed window and French doors to the rear aspect, space for fridge freezer, partially panelled wall, radiator, inset spotlights

## Rear Hall

Continue tiled effect flooring, door to the rear

aspect, ceiling light, access into garage, laundry room and WC

## Garage

16'1" x 7'8" (4.92 x 2.36)

Paved flooring, window to the side aspect, double doors to the front elevation, two strip lights, wall mounted combination boiler

## Laundry Room

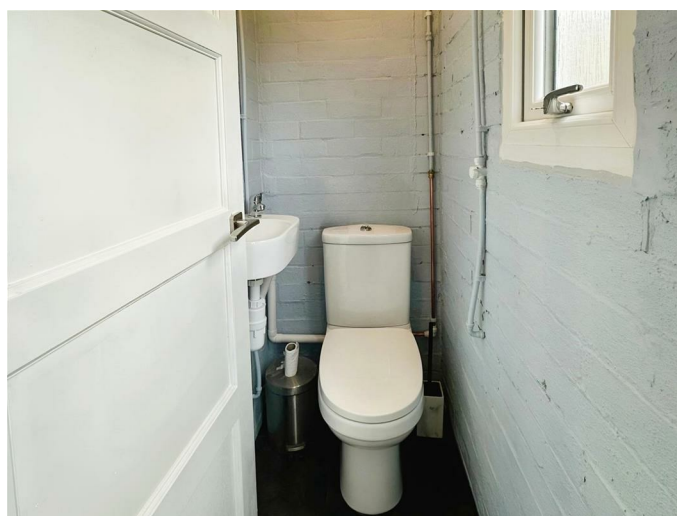
4'6" x 4'1" (1.39 x 1.27)



Continued tiled flooring, worksurfaces with space for washer and dryer underneath, wall units, panelled walls, ceiling light

## WC

4'4" x 2'5" (1.34 x 0.76)



Continued tiled effect flooring, low-level WC, wall mounted wash handbasin, uPVC obscured double glazed window to the rear aspect, ceiling light

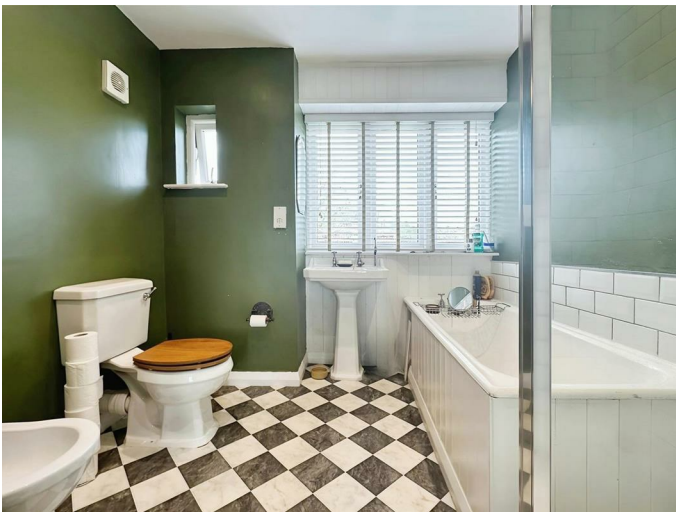
## First Floor Landing



Fitted carpet, ceiling light, loft access, access into three bedrooms and bathroom

## Bathroom

8'8" x 8'1" (2.65 x 2.47)



Laminate flooring, low-level WC, bidet, pedestal wash hand basin, shower cubicle with shower, bath, Two uPVC double glazed window to the rear aspect. Inset spotlights.

## Bedroom One

12'2" x 11'1" (3.73 x 3.39)



Fitted carpet, wall mounted radiator, uPVC double glazed window to the rear aspect, picture railing, ceiling light

## Bedroom Two

11'2" x 9'9" (3.41 x 2.98)

Fitted carpet, radiator, picture railing, hard wood double glazed window to the front aspect, ceiling light

## Bedroom Three

9'5" x 7'3" ext to 8'8" max (2.89 x 2.23 ext to 2.65 max)



Fitted carpet, radiator, hard wood double glazed window to the front aspect, ceiling light



## Outside



To the front of the property is a gated gravelled driveway and front garden laid to lawn. To the rear of the property is an enclosed sizeable garden laid to lawn with a large greenhouse (up for separate negotiation). There is access from the rear garden into the rear hall and French doors allowing access into the kitchen diner.

### Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Stafford County Council Band C

### Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

## About Your Agent



Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and all the team can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advice.

### House To Sell Or Rent?

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

### You Need A Solicitor!

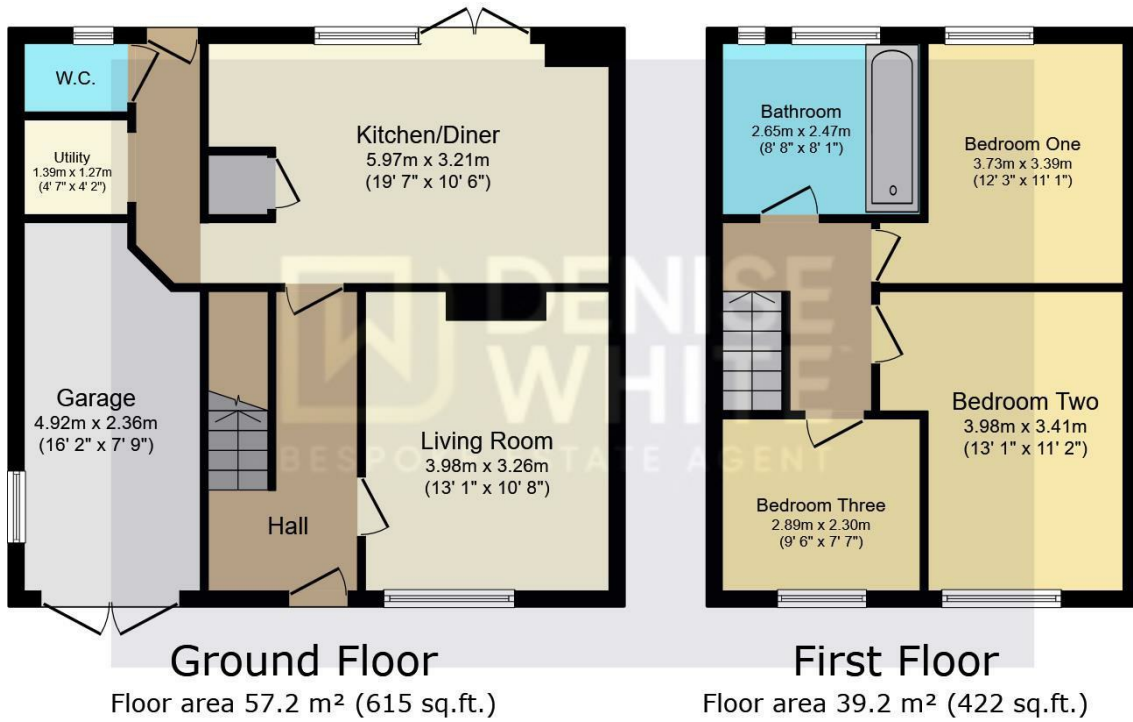
A good conveyancing solicitor can make or break

your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

**Do You Need A Mortgage?**

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

## Floor Plan



TOTAL: 96.3 m<sup>2</sup> (1,037 sq.ft.)

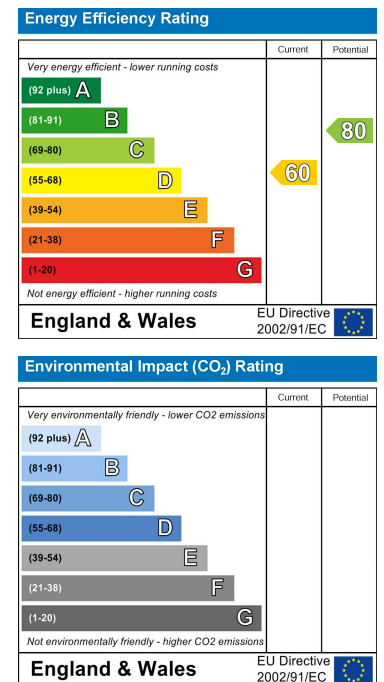
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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