



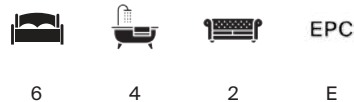
31 AIRDALE ROAD, STONE

ST15 8DP



A SUBSTANTIAL 6 BEDROOM DETACHED HOME

A substantial 6 bedroom detached house on Stone's premier road, set
in approx. 0.44 acres.



Local Authority: Stafford Borough Council

Council Tax band: G

Tenure: Freehold

Services: Mains electricity, water, gas and drainage.

w3w: ///roadways.kebab.gentle

Guide Price: £1,250,000



31 AIRDALE ROAD, STONE

Approached via an in and out driveway, 31 Airdale Road is a substantial detached residence located on Stone's premier road, within walking distance of the town centre. Having been extended, remodelled and refurbished by the current owners, the house now offers extensive accommodation which incorporates excellent versatility all set within a large garden plot of approx. 0.44 acres.









THE PROPERTY

A contemporary front door opens to an entrance porch, which includes underfloor heating and an abundance of storage. The entrance hall includes access to all principal ground floor accommodation as well as the guest WC. One side of the house is dedicated to the expansive open plan kitchen dining family room. The kitchen area is set at the front of the house and includes a range of bespoke painted cabinetry set beneath a Corian worksurface. There are a range of integrated appliances including electric AGA, induction hob, oven, microwave, dishwasher, under counter fridge, wine cooler and American style Fisher & Paykel fridge freezer. The kitchen area includes a breakfast bar, whilst the dining area extends to the rear of the house and includes doors to the terrace. Off the middle of the entrance hall is the sitting room which offers a cosier atmosphere with plenty of space for seating, centred around a cream enamelled wood burner, with double doors from the extended bay window to the terrace. The hallway continues to the cinema / games room which is an exceptional entertaining space. Extending from the front to the back of the house and including a bank of bi folding doors to the terrace, the space includes ceiling mounted drop-down projector screen with projector and Dolby Atmos sound system. The wood burner provides an excellent focal point while there is also a door to the utility room, which includes additional storage and a door to outside.







UPSTAIRS

Stairs rise from the entrance hall to the spacious and bright first floor landing. The principal bedroom is well proportioned and filled with light via a bay window and incorporates a wall of fitted wardrobes. There is a spacious en suite bathroom with separate shower with electric underfloor heating installed.

There are a further three double bedrooms at first floor level (one with en suite) and a large family shower room as well as a further family bathroom with separate shower. There are two additional rooms which could be used as bedrooms but have previously been used as a home office or even an exercise room.





The second floor offers an additional bedroom with vaulted ceiling and separate WC with sink. All in all, the first and second floors could offer up to seven bedrooms depending on the needs of a buyer.







GARDENS & GROUNDS

Electric gates open to an in and out driveway, with parking for numerous vehicles and access to the garage / garden store. To the rear, the garden is split into four sections. An expansive southeast facing terrace provides plenty of space for outside seating and entertaining while steps lead down to a further section of garden which is mainly laid to lawn. A block paved pathway winds down to a further terraced area which provides further space for seating. Steps lead down to an Astro turfed 5 a side football pitch which includes lighting. This area could easily be converted into a tennis court if required. All in all, the plot totals approx. 0.44 acres.





LOCATION

31 Airdale Road is nestled on the edge of the canal town of Stone, overlooking Moddershall Valley Conservation area yet within half a mile of the bustling high street. Stone offers a broad range of local shops and restaurants, with a regular Farmers Market, and events taking place such as Stone Food and Drinks Festival in October. The nearby Trentham Estate offers delightful walks, boat trips, and plenty of shops and restaurants to choose from. There is an excellent range of schooling within the immediate area and a selection of these include Oulton First School, St Dominic's Priory School, Alleyne's Academy, Yarlet School and Stafford Grammar. Accessibility is excellent with the A34 providing a swift connection to the M6 at J15 whilst a few miles to the north is the A50 offering the easy link to the M42 and M1. Stafford Station offers intercity trains to London Euston in just one hour and twenty minutes, whilst both East Midlands and Manchester Airports are within an hour drive.







31 Airdale Road, Stone, ST15 8DP
 Approximate Gross Internal Area
 Main House = 351 sq.m/3778 sq.ft
 Garage = 9 sq.m/97 sq.ft
 Total = 360 sq.m/3875 sq.ft



Illustration for identification purposes only, measurements are approximate, not to scale.

We would be delighted
to tell you more.

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