



The Rise,
Offers In Excess Of £550,000



Reeds Rains

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The Rise, Slindon, Stafford

Offers In Excess Of £550,000

Nestled in the beautiful Staffordshire countryside is a fabulous FIVE bedroom executive style family home with large gardens, extensive driveway, larger than double garage with office / studio work space above AND a paddock to the rear of the garden with stables. Perfectly combining rustic charm with modern and contemporary finish, this fabulous property really does give you the best of all worlds as it has bedrooms downstairs also to accommodate any bungalow style needs. All rooms are a good size and nicely finished throughout What more could you ask for in a rural property? Come and see for yourselves but don't delay; call us today to arrange your viewing. EPC Grade = D

GROUND FLOOR

ENTRANCE HALL

4.78m x 4.55m (15'8" x 14'11")

Entered through a secure UPVC door into the reception hall which is a grand L shaped hallway with a gallery landing making it a very impressive entrance to this beautiful home. With laminate flooring, radiators and good sized under stairs storage cupboard and doors leading to:

CLOAKROOM/WC

Fitted with white suite including WC and hand basin, ceramic floor and half wall tiling, chrome heated radiator and glazed window to the front.

LOUNGE/SITTING ROOM

8.59m x 4.88m (28'2" x 16'0")

With an impressive brick built inglenook fireplace with timber beam and log burner. Coving to the ceiling and three radiators. There is ample space for a dining table. Windows to the front, rear and French doors leading to the patio area so the room is flooded with natural light.

DINING ROOM/STUDY

4.52m x 4.04m (14'10" x 13'3")

With double doors leading off the lounge this multi functional room can either be a separate dining room or study or even a fabulous games / family room.

KITCHEN/BREAKFAST ROOM

This modern breakfast kitchen inspires culinary delight with its combination of wall and base units with granite work surface, one and a half bowl sink with window overlooking the patio area. The added bonus of a matching island gives extra work space with storage and breakfast bar area. There are a range of integrated appliances including double range oven with electric hob and extractor hood, microwave oven and Kenwood dishwasher. Finished with an attractive tiled floor and recessed ceiling spotlights, French doors leading out to the patio, window overlooking the side garden and door leading into the Utility room.

UTILITY ROOM

Good sized utility area with ample space for coats, space and plumbing for washing machine and tumble dryer with work top above.

BEDROOM TWO

4.06m x 3.12m (13'4" x 10'3")

Spacious downstairs bedroom with window overlooking the gardens, central heating radiator, opening leading to dressing area and door leading into the en-suite:

DRESSING AREA

3.00m x 1.70m (9'10" x 5'7")

Fitted from floor to ceiling with high gloss wardrobes and drawers making this an exceptional space for storage and window overlooking the gardens.

EN-SUITE SHOWER ROOM

Modern suite which includes white integrated sink with cupboards below, back to wall WC, Jacuzzi style corner shower with flip down seat. Ceramic floor and full height wall tiles with chromed edging strips, chrome heated towel rail.

BEDROOM THREE

3.63m x 2.95m (11'11" x 9'8")

With laminate flooring and window to the side, central heating radiator, opening leading into:

BEDROOM FOUR/STUDY

3.63m x 2.95m (11'11" x 9'8")

The laminate flooring continues through, central heating radiator and window to the front.

FIRST FLOOR

GALLERIED LANDING

Impressive galleried landing with double doors opening into spacious wardrobe area, single door to another wardrobe space and door leading into the hot water tank. Doors leading to:

FAMILY BATHROOM

4.78m x 3.66m (15'8" x 12'0")

Generous sized family bathroom with pedestal hand basin, separate bath, corner shower cubicle with Triton electric shower, laminate flooring, chrome heated towel rail and window overlooking the front.

BEDROOM FIVE

4.95m x 4.09m (16'3" x 13'5")

Another spacious bedroom with windows from three aspects and French doors with far reaching views of the countryside. Radiator.

MASTER BEDROOM

5.28m x 4.85m (17'4" x 15'11")

Fabulous size master bedroom with dual aspect windows. Two radiators and cupboard allowing loft access.

OUTSIDE

Entered onto a graveled driveway with parking for vehicles and plenty of room for a motor home or horsebox. The property has a wrap around garden, the front has a high hedge for privacy, lawn and mature shrubs and flower beds, beyond the driveway is a brick wall with timber gate, entering into the main garden which is mainly laid to lawn with mature trees and shrubs, excellent block paved patio area and brick built BBQ which is perfect for outside entertaining. There is picket fencing and a gate leading into the fenced paddock.

PADDOCK AND STABLES

DOUBLE GARAGE

Extensive larger than double garage with secure locked doors and additional side entrance. This garage has been custom altered to house a huge variety of things and is alarmed.

GARAGE UPPER FLOOR

Huge work space which can easily be utilised as an office as has lighting, electric, telephone and internet points. This space would equally serve as a studio or games room..... your options really are endless.

Reeds Rains Mortgage Advice

We can introduce you to the team of highly qualified Mortgage Advisers at Reeds Rains Ltd. They can provide you with up to the minute information on many of the interest rates available. To arrange a fee-free, no obligation appointment, please telephone this office. **YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.



For full EPC please contact the branch



Total floor area 370.3 sq. m. (3,986 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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