



**STOURTON CRESCENT, STOURTON,  
SOUTH STAFFORDSHIRE DY7 6RR**

**Taylor's**



## STOURTON CRESCENT, STOURTON, SOUTH STAFFORDSHIRE DY7 6RR

This **THOUGHTFULLY EXTENDED AND REPLANNED, FOUR BEDROOM, DETACHED FAMILY HOME** affords a layout with many features, yet with particular attention drawn to the **LOVELY REAR GARDEN** which captures the afternoon sun and backs onto a brook and the Canalside. With gas centrally heated and double-glazed accommodation, the property briefly comprises: **Large Reception Hall, Guests Cloakroom, Pleasant Sitting Room, Dining Room, Open Plan Kitchen to Breakfast Room/Family Room, Utility, First Floor Landing, Master Bedroom with ENSUITE, Three Further Bedrooms and House Bathroom. Fore Garden, BLOCK PAVED DRIVEWAY, Garage (for storage only) and with Well-Tended Rear Gardens extending to the edge of a brook, and with onward access to the canal. Tenure: Freehold. Construction: Brick/Pitch Tiled Roof. Services: All Mains. Broadband/Mobile coverage: Visit: [checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage). Council Tax Band G. EPC C.**



In further detail the accommodation which is planned over two floors is seen here to comprise;

### GROUND FLOOR

A natural wood entrance door with inset diamond leaded glazing, opens to the;

#### RECEPTION HALL 12' 0" x 7' 5"

Effectively in two parts, with the initial ENTRANCE HALLWAY having tall double glazed diamond leaded windows ensuring good natural illumination and with a part tiled and part carpeted flooring. There are two ceiling light points and an open arch which continues to the;

#### CENTRAL HALL

From which there are stairs leading off rising to the first floor accommodation (later mentioned), central heating radiator, ceiling lighting point and with doors leading off;

#### GUESTS CLOAKROOM

With an obscure glazed window and being appointed with a white suite to include a WC and a hand wash basin which is part recessed above a double door vanity cupboard. Coat hanging space, recessed ceiling light, and with a recess below the stairs providing for versatile storage.

#### PRINCIPAL SITTING ROOM 21' 5" x 12' 5" (when measured at widest points)

With a double glazed diamond leaded window to the front and with diamond leaded double glazed patio doors at the rear. This "full depth" arrangement features a stone painted fireplace with polished wood display mantle over, together with projecting hearth and a part recessed coal effect "living flame styled" gas fire. Central heating radiator, provisions for a television, coving to the ceiling and with three wall light points.

#### DINING ROOM 12' 7" x 11' 9" (minimum)

With a double glazed diamond leaded window viewing to the lovely rear gardens (later mentioned) and with ample space for the arrangement of formal dining table, chairs and other furnishings as may be preferred. In addition there is an array of bespoke furniture including cupboard and drawer storage, glazed china display cabinets and shelving. Central heating radiator, coving to the ceiling, ceiling light point and with an open arch continuing to the;

#### ENLARGED OPEN PLAN KITCHEN 23' 10" x 11' 4" (when measured at widest points)

An extended arrangement which is defined in two parts, initially with the;

There is full height splashback tiling around the bath continuing at full height to form a surround to both the hand wash basin which is part recessed into a double door vanity cupboard and, to the side, has a low level WC with an enclosed cistern. Wall mounted vanity cupboard, fashionable "ladder styled" heated towel radiator, thoughtfully positioned ceiling extractor fan with integral light, recessed LED ceiling lighting and with a discreet AIRING CUPBOARD housing the pre-insulated hot water cylinder and with slatted shelving above for linen storage.

### OUTSIDE

Delightfully situated to form part of this established address, the property is set back behind a well maintained frontage which includes a **LARGE BLOCK PAVED DRIVEWAY** facilitating easy access to the property's principal entrance and also to the;

#### GARAGE 9' 2" x 8' 5"

With double opening doors, concrete floor, fluorescent ceiling strip light and with an array of fitted cupboards providing storage. This is, due to its size, a garage ideal for the storage of motorcycles, mountain bikes and other such.

#### LOVELY REAR GARDEN

An aspect of the property of credit to the present owners, with a near southerly aspect enjoying a pleasant aspect which backs onto both a brook and the Worcestershire canal. Initially, from the property, there is a patio with pergola over, and a principally level lawn which leads off with tidy, well tended borders. Whilst the property's "true rear boundary" finishes at the edge of the brook, a lawned bridge to the left provides a pedestrian approach over towards the Worcestershire canalside and lock. Again, this is an aspect of the property considered most complementary.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	81
(54-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



#### KITCHEN AREA

Having a double glazed diamond leaded window to the side elevation and being furnished with an excellent range of oak styled cupboard fronted units, with the base cupboards and drawers being surmounted by roll edged work surfaces and having an inset circular style one and a half bowl sink and drainer. Complementary splashback tiling forms a surround to the work surfaces and also to the built-in "stainless steel" four burner gas hob which has a concealed cooker hood above located within a range of wall mounted cupboards. To one side there is a built-in stainless steel double gas oven with integrated grill. Built-in "full sized" dishwasher, additional range of wall cupboards including a unit with glazed display doors presiding over a peninsular styled work surface area. Tiled floor, part glazed door to the rear garden (later mentioned), two ceiling light points and being OPEN PLAN to the;

#### SITTING ROOM AREA/BREAKFAST ROOM AREA

A space which is currently utilised as an additional sitting area yet one which could easily cater for breakfasting table and chairs if so preferred. There are tall diamond leaded double glazed windows which view to the rear and side, feature brick fireplace with recess for beholding a cast iron gas stove, together with provisions for a television. Three wall light points. Returning to the kitchen area, a part diamond leaded glazed door opens to the;

#### UTILITY 8' 6" x 5' 2"

With a double glazed diamond leaded window to the side elevation, and furnished to complement the kitchen, with a double base cupboard having roll edged work surface over, and with an inset sink and drainer having mixer tap above. Complementary splashback tiling forms a surround to the work surface, which below, has suitable space and plumbing for an automatic washing machine as well as a dryer position. Tiled floor, wall mounted gas fired Worcester BOSCH boiler system and with a ceiling light point.

#### FIRST FLOOR

Returning to the reception hall, stairs lead off, rising to;

#### LANDING

With a double glazed diamond leaded window to the front, central heating radiator, loft access point, ceiling light point and with doors radiating off;

#### BEDROOM ONE 18' 6" x 8' 7"

With a double glazed diamond leaded window to the front, central heating radiator, provisions for a television, coving to the ceiling, two ceiling light points and with a door to;

#### ENSUITE 8' 5" x 7' 2" (when measured at widest points)

With an obscure double glazed diamond leaded window to the rear and appointed with a shower enclosure having full height splashback tiling within, and with tiling at half height forming a surround to both the pedestal wash hand basin and low level WC. Central heating radiator and ceiling light point.

#### BEDROOM TWO 12' 4" x 11' 8"

With a large double glazed diamond leaded window enjoying a view to the rear garden and beyond, and further with a central heating radiator, coving to the ceiling and ceiling light point.

#### BEDROOM THREE 12' 5" x 9' 5"

With a broad double glazed diamond leaded window to the front, central heating radiator, coving to the ceiling and ceiling light point.

#### BEDROOM FOUR 8' 4" x 7' 0"

With a double glazed diamond leaded window to the rear, central heating radiator and ceiling light point.

#### HOUSE BATHROOM 8' 0" x 6' 10"

With an obscure double glazed diamond leaded window to the rear and appointed with a white suite to include a bath with shower over and complementary clear glazed shower screen.

#### MISREPRESENTATION ACT 1967

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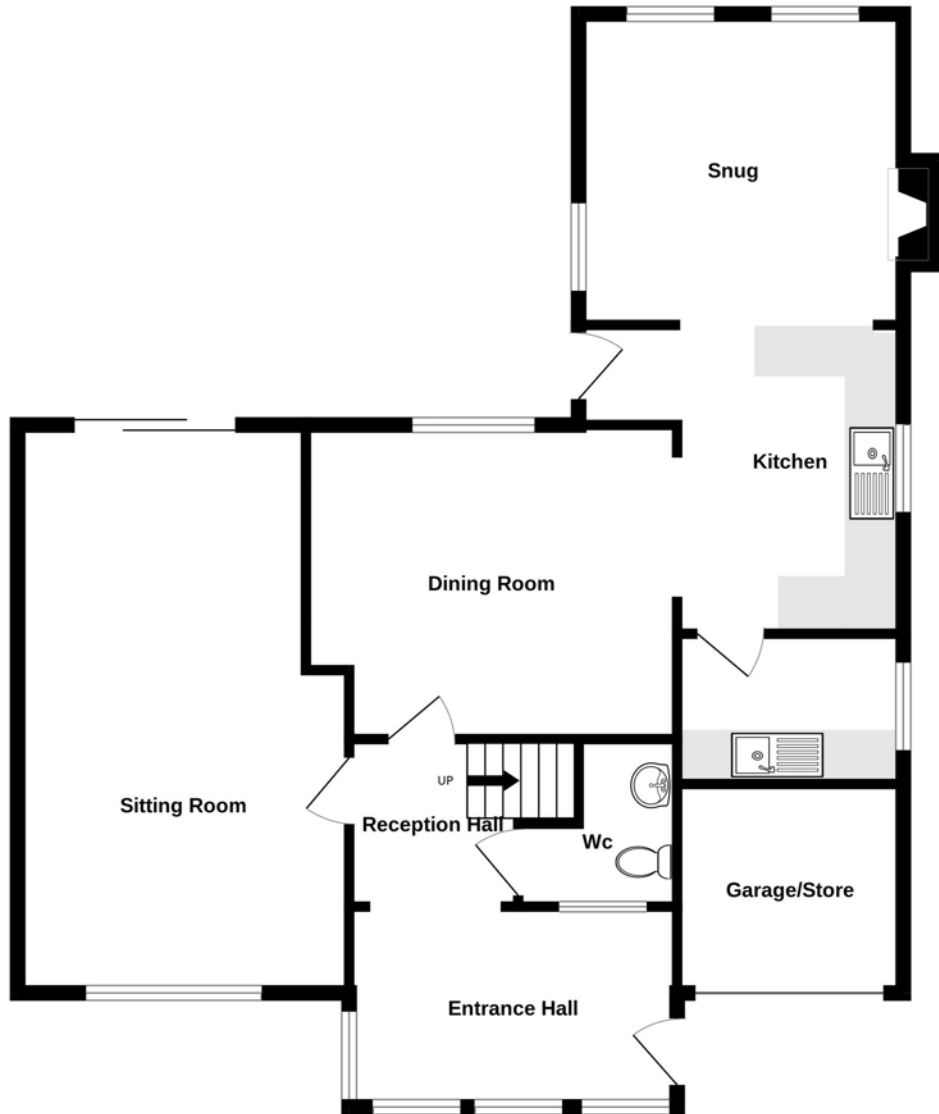
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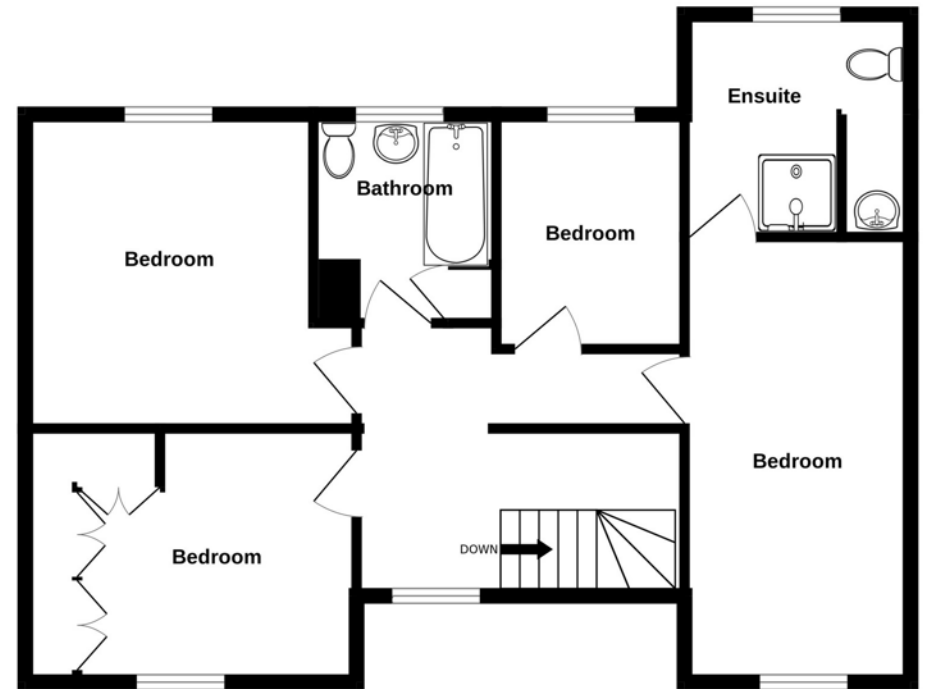
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## Ground Floor



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## 1st Floor



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