



Plot 4 Squires Court, Nicholls Lane, Oulton, ST15 8UA

£715,000

UNIQUE AND PRESTIGIOUS DEVELOPMENT OF 4, WITH JUST ONE BESPOKE HOME REMAINING ON THE EDGE OF STONE WITH STUNNING VIEWS TO THE FRONT. Standing apart from the crowd, this individually designed home will offer luxurious living in an enviable spot. Each home on Squires Court will be different to the other, but collectively they will offer sumptuously stylish interiors with spacious accommodation, plentiful garaging and parking and gardens to be designed to fit your individual lifestyle. From the doorstep, all on foot you will be able to explore the popular canal and market town of Stone, wander to local shops, schools and train station, as well as being able to embark on a brisk countryside walk with the enticement of a nice pub lunch at the end! Call and let us answer your questions and ensure you are at the top of the list to reserve your wonderful new home. EER - B85



ACCOMMODATION

Viewing Arrangements

Squires Court is currently under construction, however, we know undoubtedly it will be popular, so we invite you to call us and find out how to put yourself in the best possible position to secure your new home.

Ground Floor

Covered Storm Canopy

With oak beams and a composite entrance door with opaque double glazed panels either side leading into the entrance hall.

Entrance Hall 11' 4" x 18' 6" (max) (3.45m x 5.63m (max))

Staircase rises to the first floor with an under stairs store cupboard and doors lead to the majority of ground floor rooms. Double doors open to the lounge.

Lounge 22' 7" x 17' 9" (max) (6.88m x 5.41m (max))

There are five double glazed windows and double glazed French doors give access out to the patio and entertainment area. With a superb inglenook fireplace with oak display plinth and slate tiled hearth. With dual television connection points together also with a USB connection point and a telephone connection point.

Study / Playroom / Sitting Room 8' 5" x 12' 6" (2.56m x 3.81m)

With a double glazed window to the front elevation and television and USB connection points,

Dining Kitchen / Family Room 13' 1" x 21' 9" (3.98m x 6.62m)

A Stunning Room with double glazed window to the rear elevation, recessed ceiling spotlights, a tiled floor which flows through to the utility room, wall mounted television and USB connection points. From the dining area, double doors open through to the garden room.

Garden Room 10' 7" x 9' 7" (3.22m x 2.92m)

With double glazed windows to three sides together also with French doors giving access to the substantial patio. The garden room has a USB connection point.

Utility Room 10' 2" x 5' 7" (3.10m x 1.70m)

With worktop, extractor fan and plumbing for an automatic washing machine. The room has a personal door leading through to the garage together also with a door leading out to the rear garden. Also with a tiled floor.

Guest Cloakroom 6' 0" x 8' 10" (max) (1.83m x 2.69m (max))

With a display plinth with a concealed cistern WC and an inset wash hand basin with mixer tap below which there is a combination of vanity cupboards together with drawers. There is an extractor fan and a tiled floor.

First Floor

First Floor Landing

From the entrance hall a glass and oak staircase rises to the first floor landing where we have a double glazed window to the front elevation and a radiator. With loft access point, airing cupboard housing the hot water cylinder and doors that lead to all rooms.

Master Bedroom 19' 3" x 19' 2" (max) (5.86m x 5.84m (max))

With dual aspect double windows, one to the front and one to the rear elevation. There are two radiators, two television and USB connection points one being wall mounted. Having an access to some loft storage and a door gives access to the en-suite.

En-suite 9' 6" x 4' 7" (2.89m x 1.40m)

Fitted with a shower cubicle, fully tiled with glazed sliding door and housing a mains shower unit having a rainfall effect showerhead along with an additional showerhead attachment. With wall mounted wash hand basin with mixer tap and a close coupled WC. There are recessed ceiling spotlights, extractor fan, shaver point, chrome ladder style heated towel radiator, vanity cupboard being mirror fronted and an opaque double glazed window to the side elevation. Having half height tiling to the walls and a tiled floor.

Guest Bedroom 13' 2" x 16' 4" (max) (4.01m x 4.97m (max))

With a double glazed window to the rear elevation, radiator, television and USB connection points and a door gives access to the en-suite.

Guest En-suite 10' 1" x 3' 10" (3.07m x 1.17m)

Fitted with a close coupled WC, a wall mounted wash hand basin having mixer tap and a shower cubicle having glazed screen/door, fully tiled to the interior and fitted with a mains shower unit having rainfall effect showerhead together with an additional showerhead attachment. With shaver point, recessed ceiling spotlights, extractor fan, vanity cupboard



with mirrored door and chrome ladder style heated towel rail/radiator. Finished with half height tiling to the walls and tiled flooring.

Bedroom Three 10' 7" x 13' 11" (3.22m x 4.24m)

With two double glazed windows to the rear elevation, radiator and television and USB connection points.

Bedroom Four 10' 7" x 14' 0" (3.22m x 4.26m)

With two double glazed windows, radiator and a television and USB connection point.

Bedroom Five 8' 6" x 12' 6" (2.59m x 3.81m)

With a double glazed window to the front elevation, radiator and television and USB connection points.

Family Bathroom 10' 6" x 7' 0" (3.20m x 2.13m)

Fitted with a suite that comprises a panelled bath with mixer tap, a close coupled WC and a wall mounted wash hand basin with a mixer tap. There is a walk-in shower cubicle with glazed screens and door, fully tiled to the interior and fitted with a mains shower unit having a rainfall effect showerhead together also with an additional showerhead attachment. Having recessed ceiling spotlights, extractor fan, chrome heated towel rail/radiator, an opaque double glazed window to the rear elevation and shaver point. With part tiled walls and tiled floor.

Exterior

A block paved driveway provides off road parking for several vehicles and leads to the integral double garage. There is feature lighting to the front and an Indian stone paved walkway leads to the front entrance door. With a lawn laid to the front having borders of shrubs and enclosed by wrought iron picket style fencing. Indian stone walkways lead around to the side of the property and continue around to the rear garden to form a substantial patio with steps up to the lawns which have mature shrubs, external feature lighting, external power points and the Indian stone walkways take us all the way around the property.

Double Garage

With two remotely controlled roller shutter doors, electric light and power.

Directions

Leave Stone town centre along the A520 and on leaving Stone take the first turning on the left onto Nicholls Lane and proceed for a short distance until you find Squires Court on the left hand side where the property can be found.

Viewing

If you would like to arrange an appointment to view this property, or require any further information, please contact the office on 01785 814917.

Floor Plans

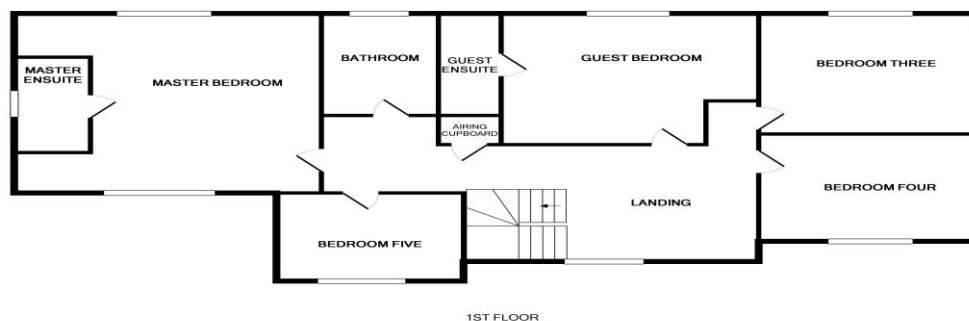
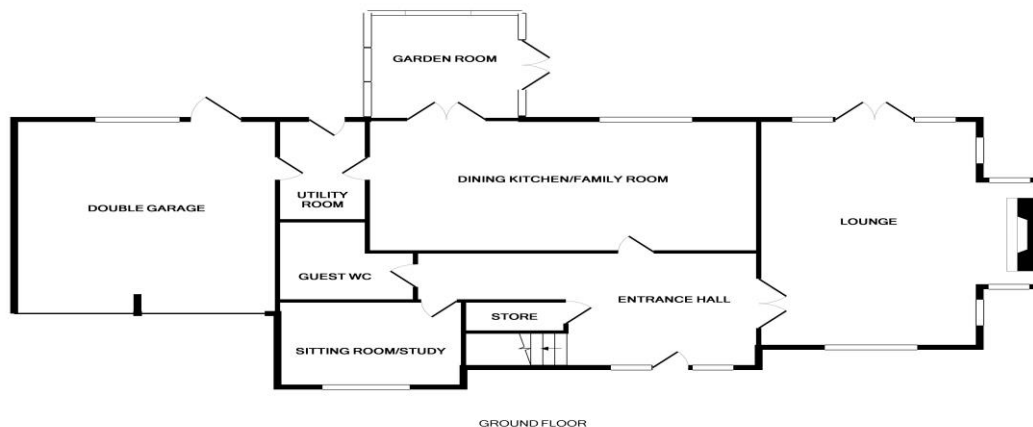
Please note that floor plans are provided to give an overall impression of the accommodation offered by the property. They are not to be relied upon as a true, scaled and precise representation.

Agents' Notes

Although we try to ensure accuracy, these details are set out for guidance purposes only and do not form part of a contract or offer. Please note that some photographs have been taken with a wide-angle lens. A final inspection prior to exchange of contracts is recommended. No person in the employment of James Du Pavey Ltd has any authority to make any representation or warranty in relation to this property.

Referrals

We can recommend excellent local solicitors and mortgage advice as required. At no time are you obliged to use any of our services. Please be aware that our solicitors pay us a referral fee of £120 inc VAT for each case sent to a solicitor and £168 inc VAT for a no sale no legal fee case. For mortgage advice we work with RPUK Ltd, a superb financial advice firm who waive their fee for clients referred by James Du Pavey Estate Agents. RPUK Ltd pay James Du Pavey 45% of the procurement fee paid to the broker by the lender. For any more information regarding this, please contact the office. RP UK Ltd is a trading style of Retirement Planning (UK) Ltd. Authorised and Regulated by the Financial Conduct Authority. Your Home is at risk if you do not keep up repayments on a mortgage or other loans secured on it.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	85	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental (CO₂) Impact Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B	85	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

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James Du Pavey
INDEPENDENT ESTATE AGENTS

Christchurch House
Christchurch Way
Stone
Staffordshire
ST15 8BZ

t: 01785 814917
e: stone@jamesdupavey.co.uk