



## 9 Church Lane, Oulton

£475,000 Freehold



Set within a peaceful village location, on the outskirts of Stone! • Four great sized bedrooms, three of which having built in wardrobes • Ample parking is available via the large driveway to the front • Having two reception rooms and a fabulous kitchen/breakfast room • A private rear garden along with large patio area and a lush green lawn to the front!



Fly the flags high with this wonderful detached house, fit for royalty! With a large frontage, you have the opportunity to be the Kings and Queens of the castle! Set within the peaceful village of Oulton, with great countryside walks on the doorstep, excellent schooling close by, a wonderful park for the little ones and not to mention the handy access to commuter links. This village is the perfect place for all the family to enjoy. Comprising of a welcoming entrance hall, a large living room that runs the length of the house with a gas fire and a dining room with dual aspect windows, making for the perfect spot to host those royal banquets! The kitchen/breakfast room sits at the back of the property, made up of contemporary units and having plenty of storage with not just one, not two but three storage cupboards... we wouldn't expect anything less for your highness. Furthermore, there is a handy WC and large utility room. Rising to the first floor with four great sized bedrooms, three of which have built in wardrobe and the masters of the house benefiting from having an ensuite with shower. The rest of the household can enjoy the family bathroom with a corner bath and separate shower. More storage can be found within the large loft space. Externally this family home has the advantage of both a low maintenance rear garden with mature borders, a lush green lawn to the front and a large patio area. Storage continues outside with the useful store that runs along the side of the property. The flag will be flying high on your arrival and we'll have the champagne on ice so shine those Crowns and get ready for your move!



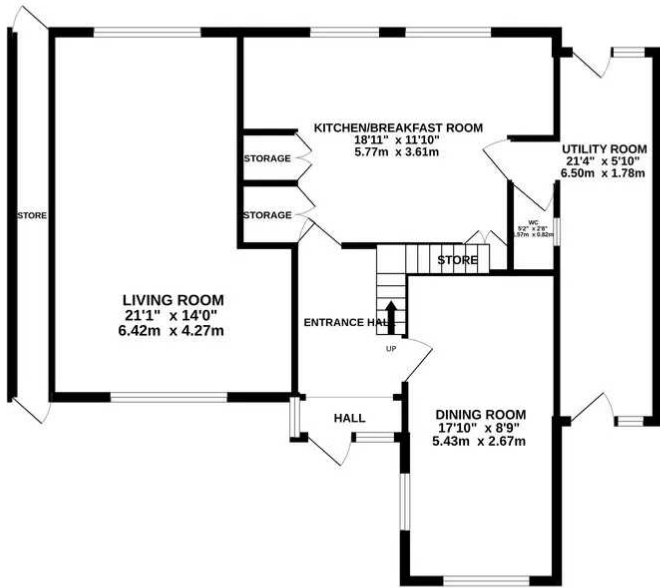
Fit for royalty, this detached house in Oulton offers a regal lifestyle. With spacious living areas, 4 bedrooms, and a low maintenance garden, this property is perfect for families. Enjoy the countryside, schools, and commuter access in this peaceful village.

Tenure: Freehold

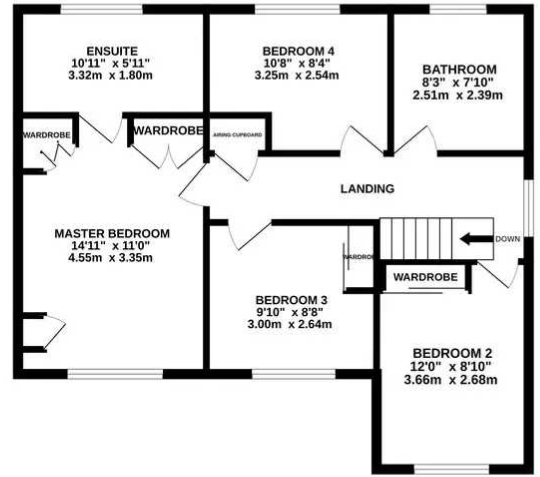
EPC Energy Efficiency Rating: C  
EPC Environmental Impact Rating: D



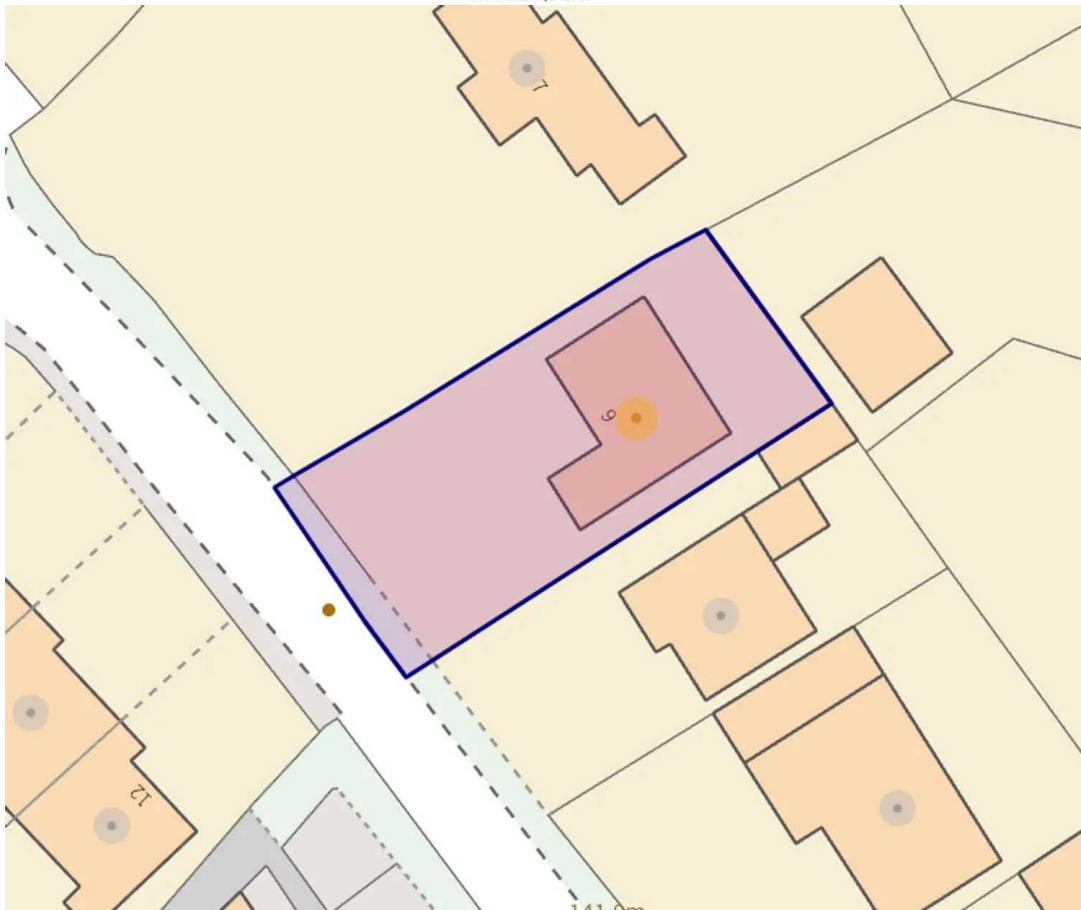
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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