



Hill Drive Stone

# Hill Drive Stone ST15 0AJ

# for sale offers in the region of £300,000



# **Property Description**

CONNELLS ESTATE AGENTS are pleased to market for sale this beautifully presented three bedroom detached property situated on the outskirts of Stone. The property is within close proximity of local shops, schools and amenities; Stone is a short distance from Stafford town offering ideal commuting links and access to the M6 motorway network, local bus routes and rail links with direct lines to Birmingham, Manchester and London.

The property is spacious and well presented throughout, briefly comprising of an entrance hallway, downstairs cloakroom/utility room, open plan lounge/dining room and modern fitted kitchen all located on the ground floor, with stairs leading to first floor landing, three bedrooms and family bathroom.

Externally to the front the property boasts a spacious private driveway with ample parking space for multiple cars, with the rear garden offering both patio seating area and a generous lawn with a storage shed.

# Internally

#### **Entrance Hallway**

Having front door access, stairs leading to first floor landing and doors into;

# **Cloakroom/ Utility**

Having double glazed window to front, W.C and wash hand basin.

#### Lounge

18' 3" x 10' (5.56m x 3.05m)

Having double glazed sliding doors to rear and carpet flooring.

#### **Dining Room**

18' 6" x 10' 4" (5.64m x 3.15m)

Open plan with lounge, having double glazed window to side, fireplace with marble surround and carpet flooring.

#### Kitchen

11' 7" x 9' 6" (3.53m x 2.90m)

Having double glazed window to front and a side door, this modern fitted kitchen offers a range of wall and base units incorporating marble work surfaces over, electric oven, four ring gas hob with cooker hood, sink and drainer with mixer tap and laminate wood flooring.



# Landing

Having doors leading into;

Bedroom One 13' 6" x 9' 7" (4.11m x 2.92m)

Having double glazed window to rear, radiator and carpet flooring.

Bedroom Two

8' 7" x 8' 7" (2.62m x 2.62m)

Having double glazed window to front, radiator and carpet flooring.

**Bedroom Three** 10' 7" x 8' 7" (3.23m x 2.62m)

Having double glazed window to rear, radiator and carpet flooring.

## Bathroom

Having double glazed window to front, W.C, wash hand basin and bath with overhead shower.

# Externally

Externally to the front the property boasts a spacious private driveway with ample parking space for multiple cars, with the rear garden offering both patio seating area and a generous lawn with a storage shed.









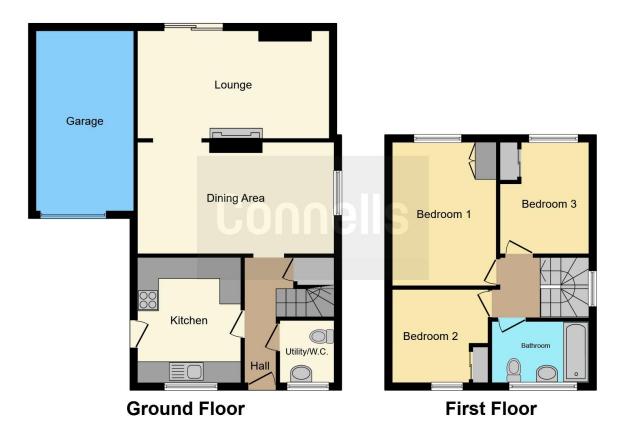








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Unit 3C, Salter Street STAFFORD ST16 2JU

**EPC** Rating: Awaited

view this property online connells.co.uk/Property/STD106207

Tenure: Freehold





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Awaiting Photograph