



Connells

Hill Drive
Stone



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.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01785 243356
E stafford@connells.co.uk

Unit 3C, Salter Street
 STAFFORD ST16 2JU

EPC Rating: Awaited

Tenure: Freehold

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



Awaiting Photograph

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: STD106207 - 0002