



**Connells**

Derwent Avenue  
Stone





## Property Description

CONNELLS ESTATE AGENTS are pleased to market for sale this beautifully presented four-bedroom detached family home 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 well presented throughout and briefly comprises of an entrance hallway, downstairs W.C, lounge, dining room, fitted kitchen and utility room all located on the ground floor, with stairs leading to first floor landing, family bathroom and all four bedrooms, the master benefitting from an en-suite.

Externally the front aspect boasts a lawn area and private driveway with ample parking space. The landscaped rear garden is split over three tiers with lawn area, decorative gravelling and slabbed seating area with side gated access.

## Internally

### Entrance Hallway

Having front door access and doors into;

### Downstairs W.C

Having W.C, wash hand basin with vanity and radiator.

### Lounge

14' 9" x 11' (4.50m x 3.35m)

Having double glazed bay window to front, fireplace with surround and mantel, radiator and carpet flooring.

### Dining Room

9' 8" x 8' 4" (2.95m x 2.54m)

Having double glazed sliding doors into rear garden, radiator and carpet flooring.

### Kitchen

15' 6" x 9' 4" (4.72m x 2.84m)

Having double glazed window to rear and door to side, this fitted kitchen offers a range of wall and base units incorporating laminate work surfaces over, electric oven with four ring gas hob, extractor hood, sink and drainer and tiled flooring.

## Utility Room

6' 5" x 5' 2" (1.96m x 1.57m)

Having double glazed window to side, units with laminate work surfaces over, space and plumbing for washing machine, sink and part tiled walls.

## Landing

Having stairs leading from entrance hallway, airing cupboard and doors into;

## Bedroom One

14' 3" x 11' 6" (4.34m x 3.51m)

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

## En-Suite

Having door leading from master bedroom, W.C, wash hand basin and shower cubicle with shower overhead.

## Bedroom Two

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

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

## Bedroom Three

10' 9" x 7' 9" (3.28m x 2.36m)

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

## Bedroom Four

9' x 8' 8" (2.74m x 2.64m)

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

## Bathroom

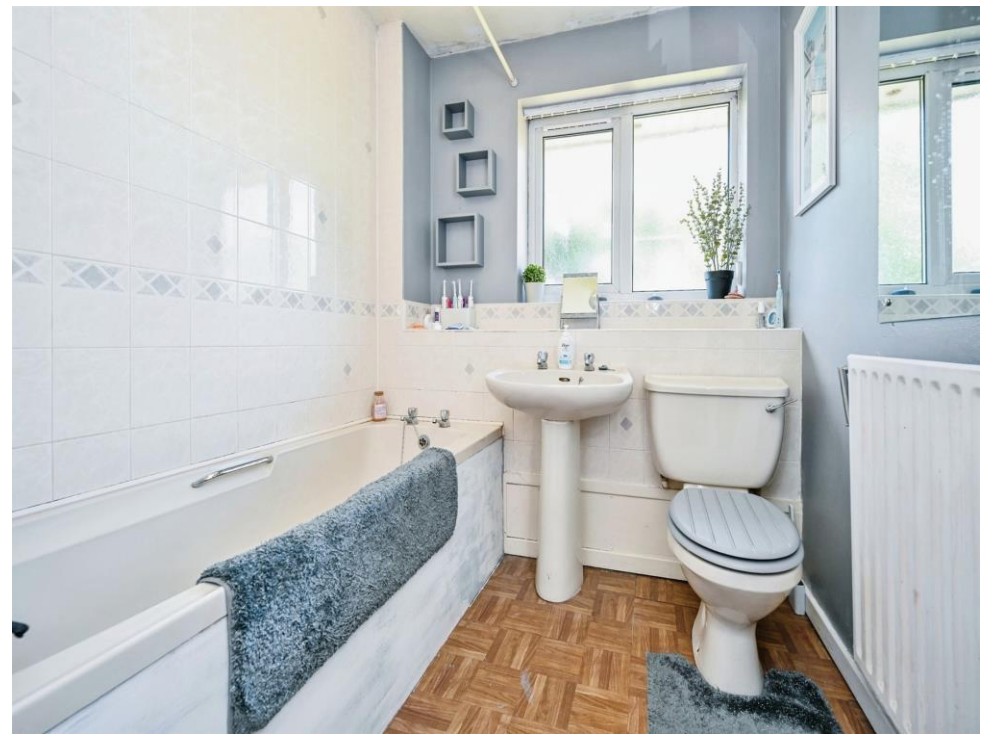
Having double glazed window to rear, W.C, wash hand basin, bath with electric shower overhead, radiator and part tiled walls.

## Externally

Externally the front aspect boasts a lawn area and private driveway with ample parking space. The landscaped rear garden is split over three tiers with lawn area, decorative gravelling and slabbed seating area with side gated access.



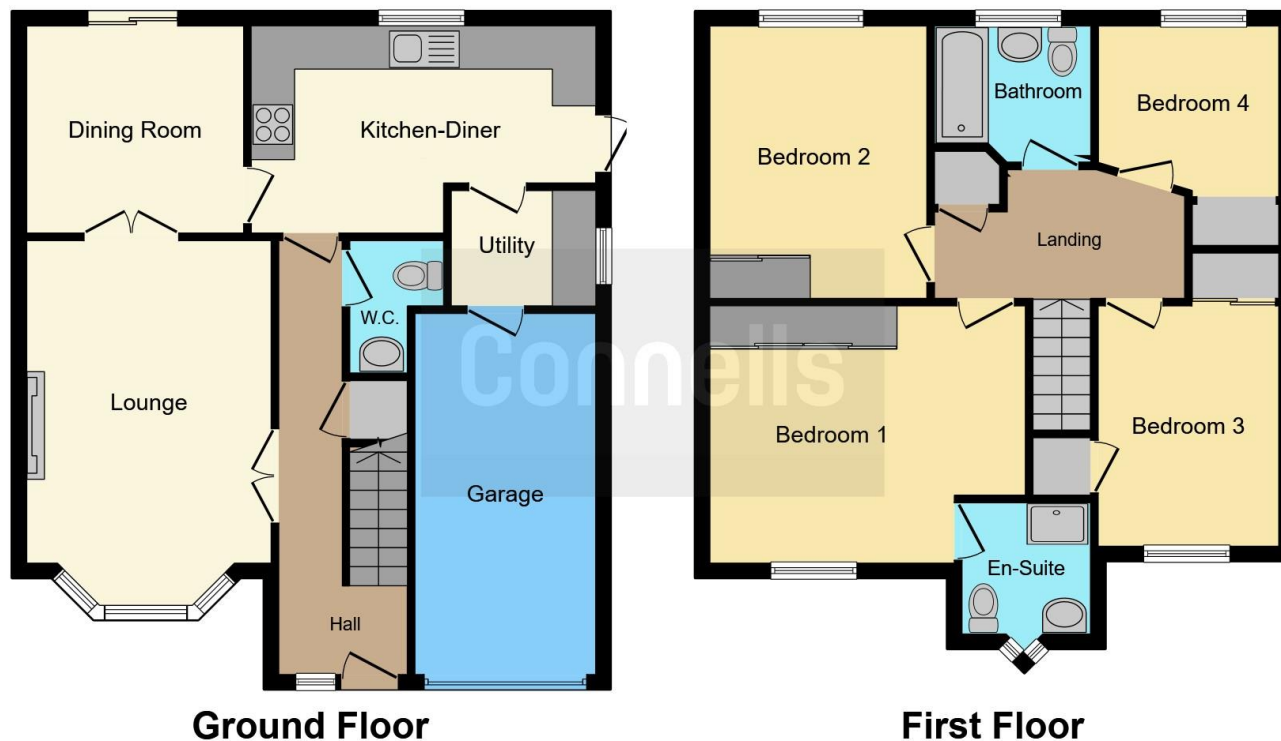












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

To view this property please contact Connells on

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**EPC Rating: D**

Tenure: Freehold

**view this property online [connells.co.uk/Property/STD106272](http://connells.co.uk/Property/STD106272)**



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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.

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