

# Sandon Road

Hilderstone, Stone, ST15 8SF



Lovely semi detached cottage which is beautifully presented and superbly appointed throughout, being stylish and having charm and character.

£299,950



John German 

Accommodation:

Charming sitting room with wooden floor, painted panelling to one wall and a cast log burner set into a recessed brick fireplace.

Separate and particularly well proportioned dining room, which has stairs rising to the first floor landing.

Attractive kitchen which has a comprehensive range of units, with wood effect work surfaces and a ceramic sink and drainer. There is a tiled recess housing a Rangemaster oven, recess with an American style fridge freezer. Tile splashbacks, tiled floor, slimline dishwasher and outer door.

First floor galleried landing having double cupboard and off which leads three attractive bedrooms. The principal bedroom has an excellent range of fitted bedroom furniture with an exposed rustic brick fireplace.

Second bedroom has attractive part painted panelling to one wall, and the third bedroom/study also has fitted wardrobes and a wide window enjoying views of the terrace and garden.

Beautifully appointed bathroom having a white suite comprising bath with screen and shower above which has both conventional and waterfall heads. Wash basin and WC are set into an attractive contemporary style unit which also incorporates a cupboard. Chrome vertical towel radiator and exquisite tiling.

Outside, there is parking spaces for two cars to the side of the property, however we advise all interested parties to check the size of the vehicles and parking spaces as the parking spaces would be suitable for small/medium cars.

To the rear of the property there is a very attractive sun terrace with splendid rendered walls and steps up to a raised lawned garden area with borders and a brick and tile shed store.

Hilderstone is a very popular village situated within easy access of the county town centre of Stafford, and also the canal town of Stone.

Agents notes:

- There is parking spaces to the side of the property, however we strongly advise all interested parties to check that their particular vehicles would fit.
- The Rangemaster oven is powered by LPG

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** Off road\*

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** Stafford Borough Council / Tax Band D

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA10092024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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