



£305,000

🔑 TENURE: Freehold

📊 EPC RATING: TBC

🏠 COUNCIL TAX BAND: D

## Stone

Priory Close  
Stone Staffordshire



***You'll be shocked to know that this deceptively spacious, modern three storey Town House has four bedrooms, two En-suites, family bathroom and a guest W.C! The property is situated in a highly desirable location, close to nearby shops, amenities, schooling and of course Stone Town Centre with its array of fantastic restaurants, public house's, entertainment venues and stunning canal walks.***

Internally the accommodation is over three floors and comprises of an entrance hallway, guest W/C, lounge diner with double doors to the rear decked seating area and a modern fitted kitchen. To the first floor there are three bedrooms, guest en-suite and a family bathroom. To the second floor there is a dressing room/study and a spacious bedroom with an En-suite and a walk in wardrobe. Externally there is a driveway and a landscaped rear garden.

- Spacious 3 Storey 4/5 Bed Town House
- Lounge Diner & Modern Fitted Kitchen
- Guest W.C, Two En-Suites & Family Bathroom
- Driveway & Superb Landscaped Rear Garden
- Close To Nearby Shops & Schooling
- Close To Stone Centre's Amenities

You can reach us **9am to 9pm**, 7 days a week

14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

hello@dourishandday.co.uk



## Entrance Hallway

Access through a composite double glazed door having wood effect laminate flooring, radiator, stairs to the first floor landing, double glazed window to the side elevation and door to:

## Guest WC

A white suite comprising of a low level WC and wash hand basin with vanity unit under and chrome mixer tap with splashback tiling. A radiator, wood effect laminate flooring and double glazed window to the front elevation.

## Lounge/Diner 16' 4" x 15' 8" (4.98m x 4.77m)

A spacious and light, beautifully presented lounge/diner having wood effect laminate flooring, radiator, spacious understairs storage cupboard, double glazed windows and double glaze double doors leading out to the landscaped rear garden and large decked seating area.

## Kitchen 12' 4" x 8' 2" (3.75m x 2.49m)

A contemporary style fitted kitchen comprising of matching base and wall mounted units, worktop incorporating a four ring gas hob with stainless steel splashback and stainless steel cooker hood over and a one and a half bowl stainless steel sink drainer unit with mixer tap. Integrated appliances include a dishwasher, oven/grill and fridge freezer and plumbing for a washing machine. High gloss ceramic tiled flooring, radiator, wall mounted gas central heating boiler and double glazed window to the front elevation.



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## First Floor Landing

Having doors off to bedrooms and bathroom and stairs leading to the second floor.

### Bedroom Two 10' 4" x 10' 5" (3.16m x 3.18m)

Having a radiator, double glazed window to the rear elevation and door to:

### En-suite 9' 6" x 3' 11" (2.89m x 1.20m)

Comprising of a double ceramic tiled shower cubicle housing a mains fed shower, pedestal wash hand basin with chrome tap, low level WC, radiator and double glazed window to the rear elevation.

### Bedroom Three 11' 11" x 8' 9" (3.63m x 2.66m)

Having a radiator and double glazed window to the front elevation.

### Bedroom Four 8' 8" x 6' 7" (2.63m x 2.01m)

Having a radiator and double glazed window to the front elevation.

### Bathroom 6' 2" max x 8' 9" max (1.87m max x 2.67m max)

Comprising of a panel bath with chrome mixer tap and shower attachment, pedestal wash hand basin with chrome mixer tap, low level WC, double height chrome towel radiator, airing cupboard with shelving and splashback tiling.

## Second Floor Landing

Having access to loft space and doors to bedroom one and the study.

### Bedroom One 16' 8" into bay x 12' 3" (5.09m into bay x 3.73m)

A spacious double bedroom having a walk in wardrobe with hanging rail, radiator, double glazed window to the front elevation and door to:

### En-suite 6' 10" x 8' 9" (2.09m x 2.66m)

Comprising of a double ceramic tiled shower cubicle housing an electric shower, pedestal wash hand basin with chrome mixer tap and splashback tiling, low level WC, towel radiator and skylight to the rear elevation.

### Study 6' 11" x 6' 8" (2.10m x 2.02m)

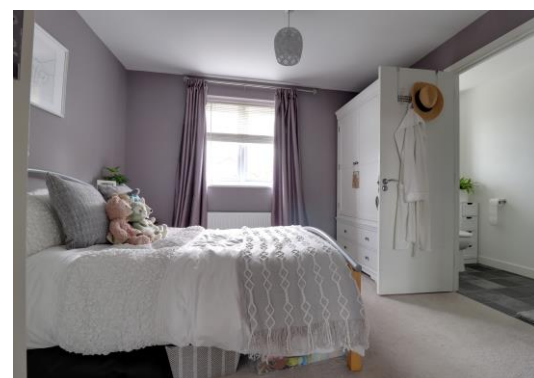
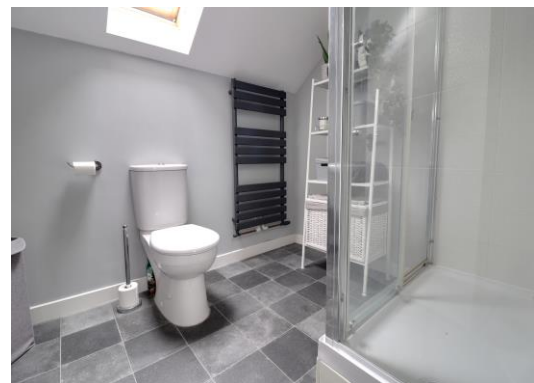
Having a skylight to the rear elevation.

## Outside - Front

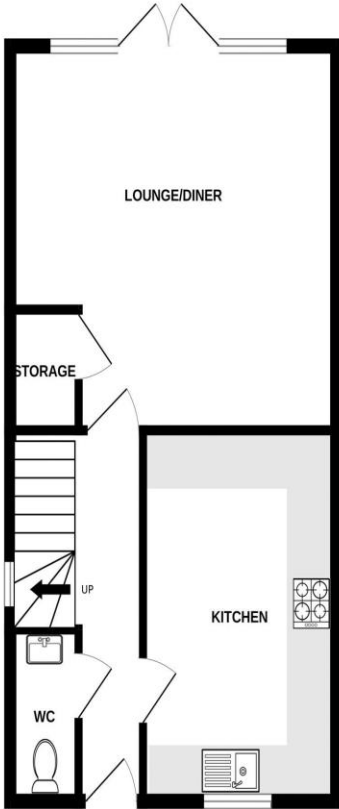
The property is situated in a small cul-de-sac having a lawned front garden which is approached via a double length block paved driveway with secure gated side access leading to:

## Outside - Rear

A beautifully maintained rear garden laid to lawn with a large, decked seating area, well stocked raised flower beds and outside power points.



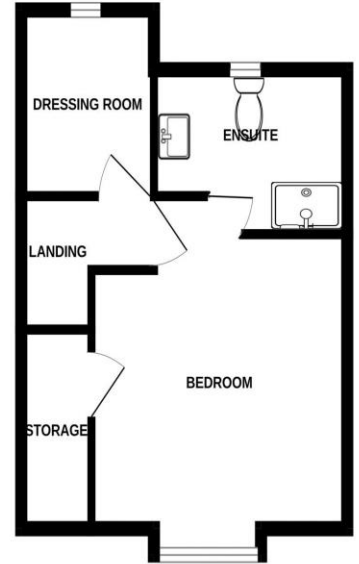
GROUND FLOOR



1ST FLOOR



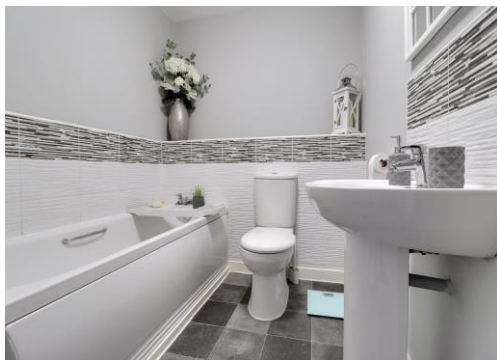
2ND FLOOR



Dourish & Day

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

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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