



**4 Hayeswater Grove, Stone, ST15 0GT**

**Offers in the region of £395,000**

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A beautifully-presented five-bedroom executive home situated in a peaceful cul-de-sac location. With off road parking, a sizeable enclosed rear garden, and ample living accommodation set over three floors, this impressive home is perfect for growing families.



### Denise White Estate Agent Comments

Located in the heart of the popular village of Yarnfield, this impressive five-bedroom detached home offers executive-style living with generous proportions and high-quality finishes throughout. Set within a quiet and convenient residential area, the property is perfectly suited to families seeking space, comfort, and a prime location.

Internally, the home boasts a spacious and welcoming entrance hall leading to a well proportioned and neutrally decorated living room providing ample space for both relaxed family living and formal entertaining. A large, contemporary kitchen with integrated appliances and French doors to the rear garden serves as the hub of the home, complemented by a separate utility room and convenient downstairs cloakroom.

Upstairs, the property offers five well-proportioned bedrooms split across two floors. The main bedroom suite occupies the whole second floor and includes a dressing area and ensuite facilities. To the first floor there are four further bedrooms with a large double A modern family bathroom serves the remaining three bedrooms, all of which are generously sized and beautifully presented.

### Location

Stone is a charming market town situated in Staffordshire, England, nestled on the banks of the River Trent, approximately halfway between the larger towns of Stafford and Stoke-on-Trent. Known for its rich history and vibrant community, Stone boasts a variety of amenities, including independent shops, cosy cafes, and traditional pubs that contribute to its friendly, small-town atmosphere. The town is well-regarded for its excellent local schools, recreational parks, and sports facilities, which cater to families and outdoor enthusiasts alike. Additionally, Stone's annual food and drink festival draws visitors from far and wide, highlighting the town's commitment to celebrating local produce and culinary delights. With its picturesque Canalside setting, convenient transport links, and a strong sense of community spirit, Stone offers an appealing blend of rural charm and modern convenience.

### Entrance Hallway

Wooden flooring. Wall mounted radiator. Stairs leading to first floor accommodation. Access into living room. Access into kitchen diner. Ceiling light.

### Living Room

10'7" x 17'1" max (3.25 x 5.21 max )



Fitted carpet. Wall mounted radiator. Bay style UPVC double glazed window to the front aspect. Ceiling light.

### Kitchen Diner

17'3" x 15'0" max (5.26 x 4.58 max )



Wooden design flooring. Range of wall and base units. Integrated dishwasher. Integrated Electrolux oven. Gas hob. Fridge freezer. Stainless steel drainer style sink unit. UPVC double glazed window to the rear aspect. Double doors leading to garden. Access to utility. Ceiling lights.

### Utility

5'2" x 5'6" (1.60 x 1.69 )



Wooden flooring. Wall mounted radiator. Plumbing for washing machine. Base units. Access to garden. Access to WC. Ceiling light.

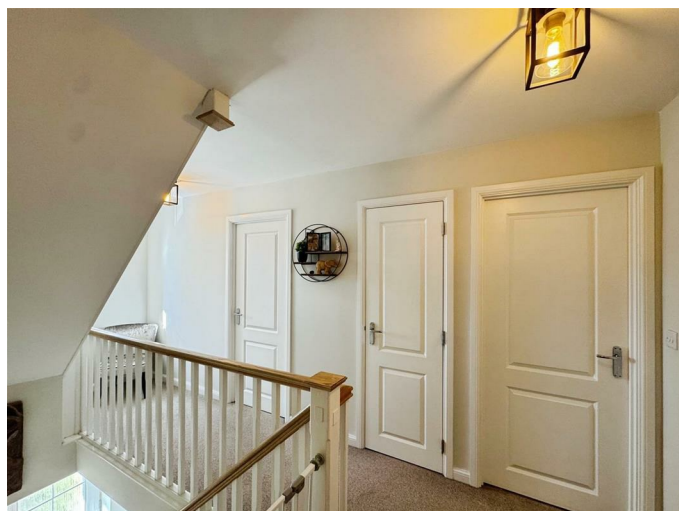
### WC

3'0" x 5'3" max (0.93 x 1.61 max )



Wooden flooring. Wall mounted radiator. Pedestal wash hand basin. WC. Obscured UPVC window. Ceiling light.

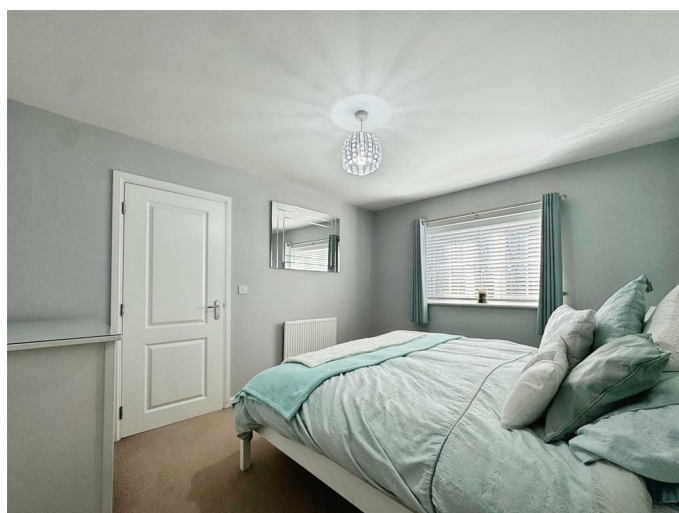
### First Floor Landing



Fitted Carpet. Stairs to second floor accommodation. Ceiling light.

### Bedroom Two

12'4" x 10'5" (3.77 x 3.19 )

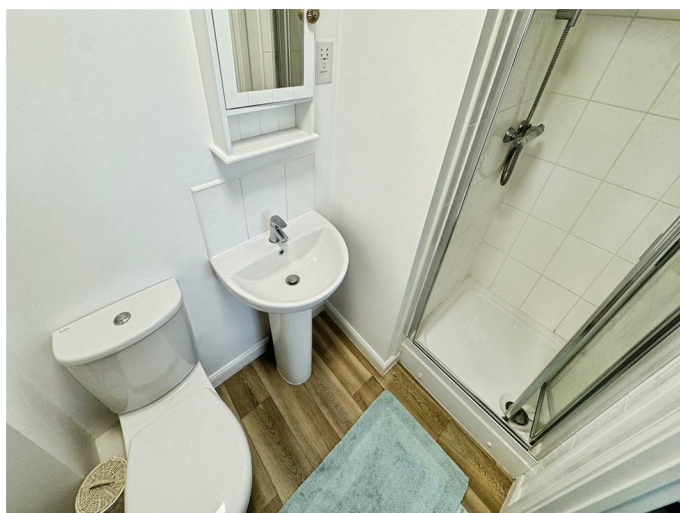


Fitted carpet. Wall mounted radiator. UPVC double glazed window to the front aspect. Access into ensuite. Ceiling light,



### En Suite

4'3" x 7'8" max (1.30 x 2.36 max )



Wooden style flooring. Wall mounted radiator. WC. Pedestal wash hand basin. Shower cubicle with shower. Ceiling light.

### Bedroom Three

8'11" x 13'1" (2.72 x 4.01 )



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the front aspect. Ceiling light.

### Bedroom Four

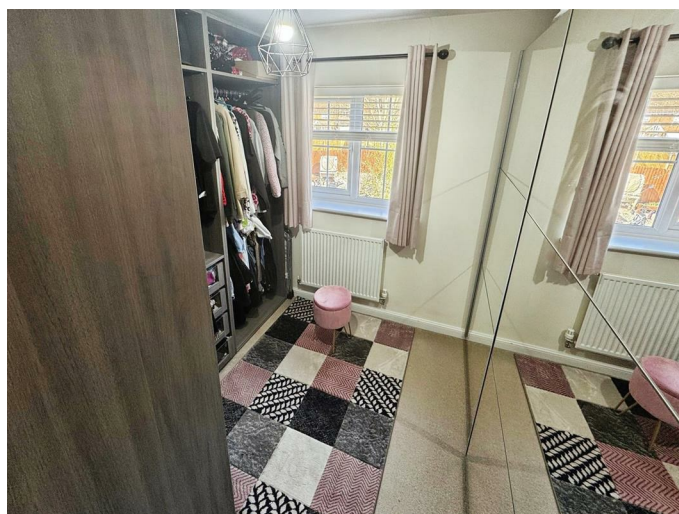
9'5" x 9'3" max (2.89 x 2.84 max )



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the rear aspect. Ceiling light.

### Bedroom Five

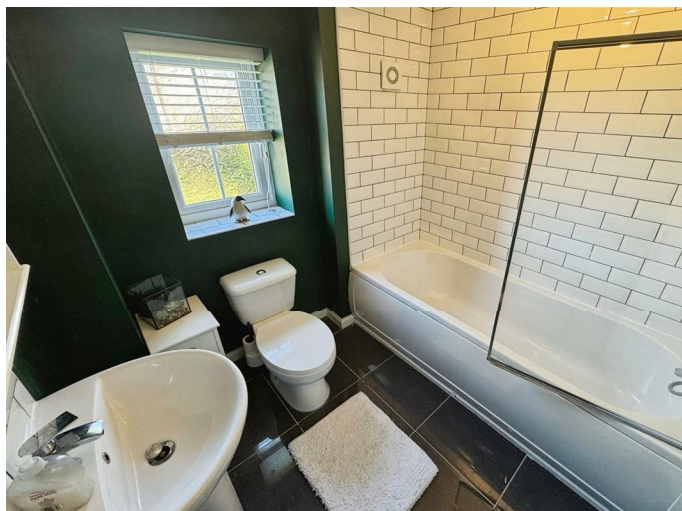
9'7" x 7'1" (2.94 x 2.18 )



Fitted carpet. Wall mounted radiator. UPVC double glazed window to the rear aspect. Ceiling light.

### Bathroom

6'8" x 6'2" max (2.04 x 1.88 max )



Tiled flooring. Wall mounted radiator. Obscured UPVC double glazed window. Pedestal wash hand basin. WC. Fitted bath with shower above and glass shower screen. Ceiling light.

### Bedroom One

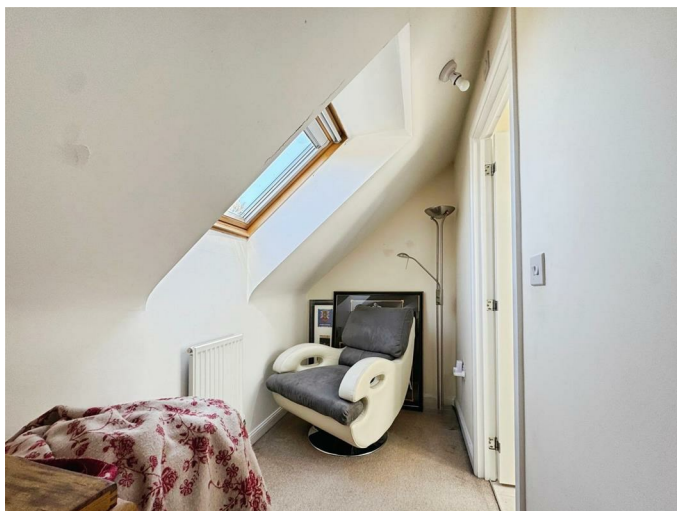
12'5" x 17'5" max (3.81 x 5.32 max )



Fitted carpet. Wall mounted radiator. Skylight windows. Open plan access into dressing room area. Ceiling light.

### Dressing Room

4'9" x 8'11" (1.47 x 2.72 )



Fitted carpet. Wall mounted radiator. Skylight window. Ceiling light. Access to ensuite.

### En Suite

7'4" x 8'11" max (2.24 x 2.73 max )



Tiled effect flooring. WC. Wall mounted radiator. Pedestal wash hand basin. Shower cubicle with rain style shower. Skylight window. Ceiling light.

### Garage

8'8" x 17'7" (2.65 x 5.38)

Power and lighting. Access into Kitchen.



## Outside



Off road parking for multiple vehicles to the front which leads to an integral single garage. To the rear of the home is a good-sized garden which is largely turfed with mature surrounding borders. There is patio area which leads from the French doors in the kitchen diner.

## Agent Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Stafford Band E

## Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

## About Your Agent



"In a world where you can be anything, be kind"

Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and the team can help and advise with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advise.

## Property To Sell Or Rent?

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

### **You Will Need A Solicitor!**

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

### **Need A Mortgage Advisor?**

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

### **We Won!!!**



### **Local Estate Agent Wins Prestigious British Gold Award for Customer Service**

Denise White Bespoke Estate Agents has been honored with the esteemed Gold Award 2024 from the British Property Awards for their exceptional customer service and extensive local marketing knowledge in Leek and its surrounding areas.

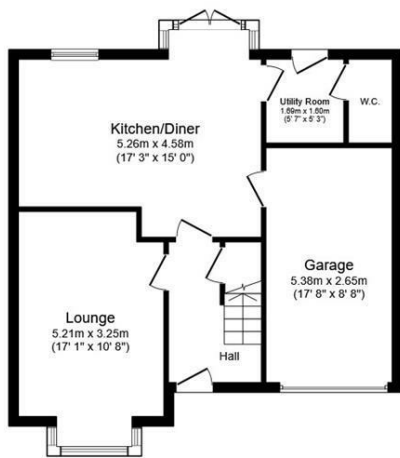
The British Property Awards, renowned for their

inclusivity and comprehensive evaluation process, assess estate agents across the United Kingdom based on their customer service levels and understanding of the local market. Denise White Estate Agents demonstrated outstanding performance throughout the rigorous and independent judging period.

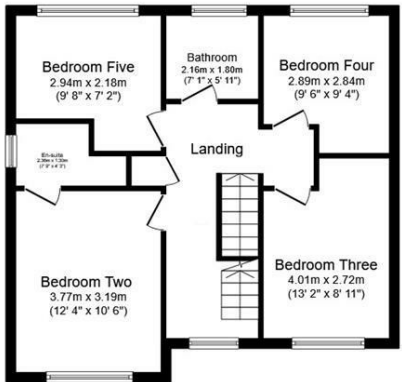
As part of the assessment, the British Property Awards mystery shopped 90% of estate agents nationwide, evaluating their telephone etiquette, responsiveness to emails, promptness in returning missed calls, and, crucially, their expertise in the local marketing area.

The Gold Award is a testament to the estate agents who consistently go above and beyond, delivering exceptional levels of customer service, focusing on their commitment and excellence within the local community.

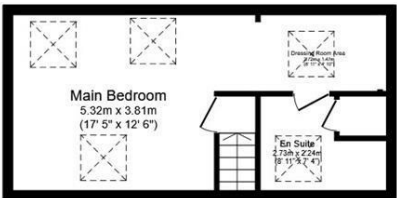
Floor Plan



Ground Floor  
Floor area 60.4 sq.m. (651 sq.ft.)



First Floor  
Floor area 58.3 sq.m. (627 sq.ft.)



Second Floor  
Floor area 30.5 sq.m. (328 sq.ft.)

Total floor area: 149.2 sq.m. (1,606 sq.ft.)

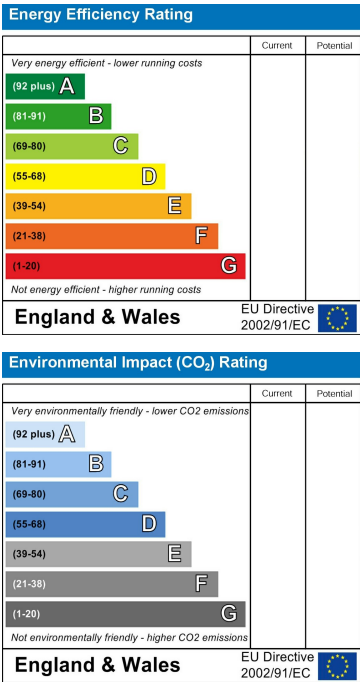
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.