



11, Chandlers Way, Stone, ST15 8LY



Asking Price £599,950

NEW PRICE - MOTIVATED VENDOR - NO UPWARD CHAIN

A modern family home tucked away in a quiet cul-de-sac location. Chandler's Drive is one of stone's most convenient and well placed residential suburbs which is just a few minutes walk from the town centre and within strolling distance of the canal and the town's wide range of amenities. This is a spacious home offering well proportioned living accommodation catering for every requirement of modern family living, featuring two reception rooms, study, large open plan family room / dining kitchen and separate utility. The upstairs is equally spacious with five bedrooms, two en-suite shower rooms and family bathroom. The house enjoys a private south facing garden with large patio and plenty of space for outdoor living, off road parking for two cars and a large integral garage.

A superb house in the best of locations.



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<https://www.tgprop.co.uk>



Covered Porch

Entrance Hall

Spacious & welcoming reception area with oak wood effect flooring throughout, half glazed composite front door, turned staircase to the first floor landing with storage below. Internal door to the garage. Radiator.

Cloakroom & WC

Fitted with a white contemporary style suite with WC and basin. Wood effect flooring. Radiator.

Sitting Room

17'5" x 13'6"

A pleasant living room which has wide French windows to the rear of the house with doors opening to the paved patio. Faux chimney breast with raised hearth and wood burning stove. TV aerial and Sky connections, installation for wall mounted TV. Two radiators.

Dining Room

11'8" x 10'0"

Window to the front of the house. Radiator.

Study

8'11" x 8'11"

A useful home office of kid's den, window to the side of the house. Radiator.

Breakfast kitchen

20'2" x 15'8"

The essential element of any modern family home! This large open plan living space has room for entertaining, dining & socialising, featuring a bay window to the rear with French doors opening onto the patio and gardens. The kitchen is fitted with a extensive range of contemporary style wall & base cupboards with white cabinets doors and contrasting grey granite effect work surfaces extending to a breakfast bar. Stainless steel 1½ bowl sink unit. Fitted appliances comprise: stainless steel gas hob with matching extractor hood, eye level electric double oven, fully integrated dish washer, refrigerator & freezer. Plenty of space for a dining table & sofa. Low energy lighting, ceramic floor tiling throughout. Installation for wall mounted TV. Radiator.

Utility Room

7'9" x 6'10"

Fitted base cupboards with work surface and sink unit, plumbing for washing machine and space for a dryer. Ceramic tiled floor. Door to the side of the house.

Landing

Part gallery landing with access hatch to loft space which has a pull down ladder, part boarded and lighting.

Bedroom 1

16'8" x 14'2"

A large main bedroom with adjoining dressing area. The dressing area has fitted wardrobes with sliding mirror doors to one wall and leads through to the bedroom. Additional matching fitted wardrobes to one wall, windows to the front and side of the house. Radiator.

En-Suite Bathroom

9'5" x 7'8"

Fitted with a white suite comprising: bath, separate shower enclosure with glass screen and thermostatic shower, semi-pedestal basin and enclosed cistern WC. Part ceramic tiled walls, window to the side of the house. Radiator.

Bedroom 2

13'3" x 10'1"

Double bedroom with window to the rear of the house. Radiator.

En-Suite Shower Room

Fitted with a white suite comprising: 1200mm shower enclosure with glass screen and thermostatic shower, semi-pedestal basin and enclosed cistern WC. Part ceramic tiled walls, window to the side of the house. Radiator.

Bedroom 3

12'4" x 12'3"

Double bedroom with window to the rear of the house. Radiator.

Bedroom 4

14'1" x 8'6"

Double bedroom with window to the front of the house. Radiator.

Bedroom 5

10'1" x 8'0"

Window to the rear of the house. Radiator.

Bathroom

Fitted with a white suite comprising: bath, semi-pedestal basin and enclosed cistern WC. Part ceramic tiled walls, inset low energy lighting. Window to the front of the house. Radiator.

Outside

The house occupies a good position within the development, set in landscaped gardens which enjoy a sunny south facing aspect to the rear and good degree of privacy from neighbouring houses. The garden features a paved patio and provides plenty of opportunity for outdoor living, lawn and mature borders with a variety of shrubs and planting.

Double width driveway with parking for two cars, leading to an integral double garage with single electrically operated door.

General Information

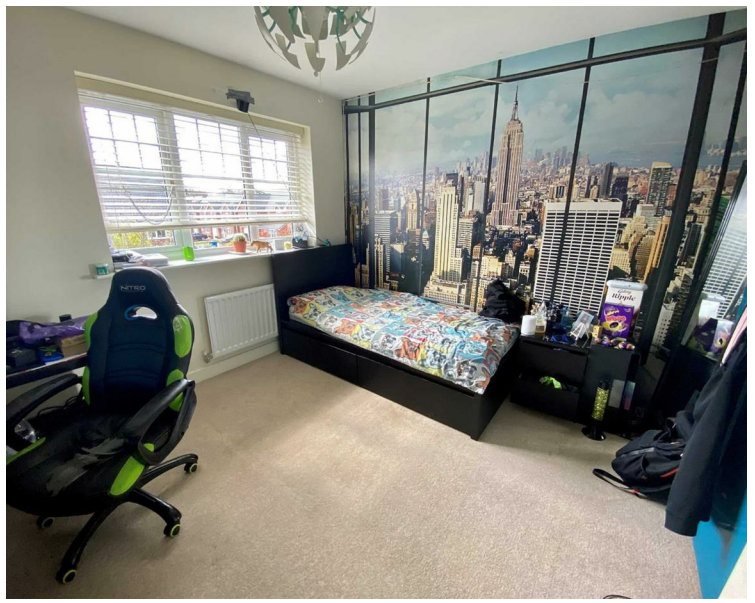
Services: Mains gas, water, electricity & drainage. Gas central heating,

Council Tax band F

Viewing by appointment

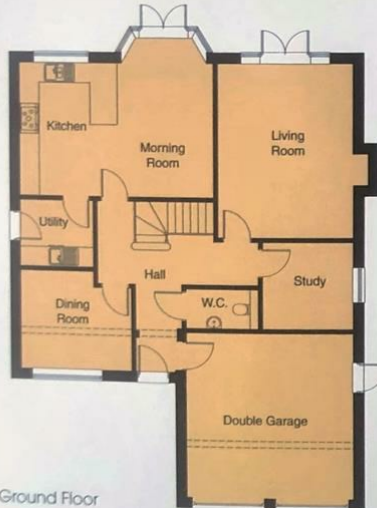
For sale by private treaty, subject to contract.

Vacant possession on completion.





First Floor



Ground Floor

Kitchen/Morning Room	4779 x 6144
Living Room	5325 x 4115
Dining Room	3555 x 3065
Utility	2370 x 2083
Study	2735 x 2710
WC	2263 x 1235
Master Bedroom	5097 x 4322
En-suite	2860 x 2330
Dressing Area	2138 x 2036
Bedroom 2	4050 x 3078
En-suite	2860 x 1530
Bedroom 3	3750 x 3730
Bedroom 4	4285 x 2588
Bathroom	2525 x 2208
Bedroom 5	3078 x 2430



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B		81	81
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	