

**Tinsley  
Garner**  
independent property expertise



5, Barnes Croft, Hilderstone, Stone, ST15 8XU



Offers Over £630,000

Come on in, sit down, relax and enjoy the view! You will be making a wise choice if you select Wellswood as your new family home for this is an exceptionally spacious and beautifully kept property which offers all the space you could ever need both inside & out. The living accommodation offers an elegant sufficiency of three reception rooms including a fabulous conservatory which connects to both the living room and family room, kitchen with space for casual dining, morning room, a quiet study and utility room. Upstairs you will find four well proportioned double bedrooms, two en-suite and a sumptuous family bathroom. The house occupies a super position within the development, sat centrally in its plot surrounded by gardens which are walled to three sides. Fabulous rear garden with sunny south westerly aspect, huge paved patio and a brick built covered pergola providing oodles of space for outdoor living. Situated on a small development on the edge of Hilderstone village, which is conveniently located within easy reach of Stone, Stafford, the Potteries and Uttoxeter.



01785 811 800

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





#### Covered Porch

#### Entrance Hall

An impressive reception area with half glazed front door and oak wood effect flooring. Turned staircase to the first floor landing with storage below. Radiator.,

#### Cloakroom & WC

Featuring a white contemporary style suite with WC and basin. Part ceramic tiled walls and tiled floor. Radiator.

#### Living Room

A spacious sitting room with wooden double doors leading off the entrance hall, windows to the front and side of the house overlooking the gardens and glazed French doors opening through to the conservatory. Period style fireplace with wooden surround, marble inset and hearth and living flame gas fire. TV aerial connection. Two radiators.

#### Family Room

Door leading off the hall and bi-fold door to the rear opening through to the conservatory. Oak wood effect flooring. Radiator.

#### Conservatory

A large garden room extension with doors connecting through to the living room and family room, making a fabulous open plan entertaining space when required. Built on a brick base with upvc wood effect frame and double glazed windows, French doors opening to the garden. Ceramic tiled floor.

#### Study

A quiet study with windows to the front and side of the house. oak wood effect flooring. Radiator.

#### Breakfast Kitchen

A large kitchen with space for casual dining. Features an extensive range of wall and base cupboard with limed oak cabinet doors and contrasting blue / grey granite effect work surfaces with inset 1½ bowl sink unit. Matching dresser unit and bench seating. Fitted appliances comprise: gas hob with extractor over, electric double oven, integrated dish washer and housing for an upright refrigerator. Window to the front of the house. Oak wood effect flooring. Radiator.

#### Morning Room

Adjoins the kitchen, with window to the rear and wide French doors to the side opening to the patio area.. Oak wood effect flooring. Radiator.

#### Utility Room

fitted with a range of wall and base cupboards matching the kitchen, work surface with sink unit, plumbing for washing machine and space for a dryer. Mosaic tile effect flooring, windows front and rear and door to the rear garden. Radiator. Wall mounted central heating boiler concealed in a cupboard.

#### Stairs and Landing

Turned staircase with window on the half landing. Spacious part gallery landing with linen cupboard and separate airing cupboard. Access hatch to loft space. Radiator.

#### Main Bedroom

A large principal bedroom which has windows to the rear and side of the house, fitted bedroom furniture to three walls featuring wardrobes, storage chests and dressing table. Radiator.

#### En-Suite Bathroom

Featuring a white suite comprising: corner quadrant shower enclosure with glass screen and thermostatic shower, basin in wooden vanity unit, bidet and WC. Part ceramic tiled walls and tiled floor. Chrome heated towel radiator.

#### Guest bedroom

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

#### En-Suite Shower Room

Fitted with a white suite comprising: shower enclosure with glass screen and thermostatic shower, pedestal basin & WC. Part ceramic tiled walls and tiled floor. Chrome heated towel radiator. Window to the side of the house.

#### Bedroom 3

Double bedroom with windows to the rear and side of the house. Fitted pedestal basin. Radiator.

#### Bedroom 4

Double bedroom with window to the front of the house, Fitted wardrobe with matching vanity unit with basin and dressing table. Radiator.

#### Family Bathroom

Featuring a white suite comprising: free standing bathtub with ball and claw feet and chrome filler with mixer shower attachment, basin in wooden vanity unit and WC. Part ceramic tiled walls and tiled floor. Chrome heated towel radiator. Window to the front of the house.

#### Outside

Wellswood occupies one of the larger plots on this exclusive development in a slightly elevated position overlooking the central village green. The house sits in the middle of the plot in a walled garden with extensive lawn areas and established borders featuring a variety of shrubs, trees and flower beds To the side of the house there is a huge paved patio area offering plenty of space for outdoor living, with adjoining brick built covered pergola for those inclement summer evenings. Good frontage with block paved driveway with room to accommodate a number of cars, together with a brick built double garage with loft storage over.

#### General Information

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

#### Council Tax Band G

#### Tenure Freehold

#### Viewing by appointment

For sale by private treaty, subject to contract. Vacant possession on completion.









GROSS INTERNAL AREA  
 TOTAL: 235 m<sup>2</sup>/2,520 sq ft  
 GROUND FLOOR: 133 m<sup>2</sup>/1,427 sq ft, FIRST FLOOR: 102 m<sup>2</sup>/1,093 sq ft  
 EXCLUDED AREA: GARAGE: 29 m<sup>2</sup>/310 sq ft, GAZEBO: 33 m<sup>2</sup>/354 sq ft  
 SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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 & Wales		70	78
EU Directive 2002/91/EC			

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