



Fairview, The Fillybrooks, Stone, ST15 0WE



Asking Price £595,950

If you are seeking a modern bespoke family home built to an exacting standard, beautifully presented and catering for every need of modern family life then it would be remiss of you not to give this one serious consideration. Fairview was built by its current owners in 2018 and is far more spacious than first appearances might suggest. The house features an impressive entrance hall, two spacious reception rooms, the lounge enjoying a wood burning stove, stylish kitchen with space for casual dining complemented four bedrooms, two en-suite shower rooms and a family bathroom, Step outside and you will discover a lovely enclosed garden to the rear which provides plenty of space for outdoor living, and at the front a large parking area enclosed by remotely operated wooden gates. Ideally located within easy reach of the town centre, close to schools and a wide variety of amenities in and around the town.



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



Reception Hall

An impressive oak framed entrance which features a tall apex window and oak front door. Limestone floor tiles with under floor heating and turned oak staircase to the first floor landing.

Cloakroom & WC

Featuring a white contemporary style suite with wall mounted vanity basin and wall hung enclosed cistern WC.. Limestone floor tiling.

Lounge

A comfortable sitting room which has a rear facing window overlooking the garden and bi-fold patio doors to the side opening to the paved patio area. Inset fireplace with oak mantle, slate hearth and wood burning stove. under floor heating. TV aerial connection.

Dining Room

A spacious entertaining room which has French doors to the rear opening to the patio, Limestone tile floor with under floor heating, inset low energy lighting.

Kitchen

Featuring an extensive range of wall and base cupboards with traditional 'Shaker' style cabinet doors and contrasting granite work surfaces extending to a breakfast bar seating 2 and Belfast ceramic sink unit.. Full range of integrated appliances comprising: ceramic induction hob with stainless steel extractor, twin eye level electric ovens with warming drawers, dish washer, refrigerator and microwave oven. Limestone floor tiling with under floor heating, inset low energy lighting. Windows to the front and side of the house.

Utility Room

Featuring a range of wall & base cupboards matching the kitchen, granite work tops and under set sink unit with mixer tap. limestone floor tiling with under floor heating. Door through to the garage and window to the front of the house.

Stairs & Landing

Turned oak staircase with glass balustrade to the landing area.

Main Bedroom

Dressing area leading through to the bedroom which features a window to the side of the house and tall window to the rear overlooking the garden. Period style radiator.

En-Suite Suite Shower Room

Featuring a white suite comprising: corner quadrant shower enclosure with glass screen and thermostatic shower, wall hung vanity basin and wall hung enclosed cistern WC. Ceramic tiled floor and wall tiling to full height. Chrome heated towel radiator. Inset low energy lighting. Window to the side of the house.

Bedroom 2

Dressing area leads through to a double bedroom with fitted

wardrobes to one wall. Window to the front of the house and period style radiator.

En-Suite Shower Room

Featuring a white suite comprising: corner quadrant shower enclosure with glass screen and thermostatic shower, wall hung vanity basin and wall hung enclosed cistern WC. Ceramic tiled floor and wall tiling to full height. Chrome heated towel radiator. Inset low energy lighting. Skylight window to the front of the house.

Bedroom 3

Double bedroom with fitted wardrobes to one wall. Window to the front of the house, period style radiator.

Bedroom 4

Double bedroom with window to the rear of the house. period style radiator.

Family Bathroom

Featuring a stylish white suite comprising: large walk-in shower enclosure with glass screen and thermostatic rain shower, bathtub with chrome wall mounted filler, wall hung vanity basin and wall hung enclosed cistern WC.. Ceramic wall tiling to full height and tiled floor. Inset low energy lighting. Chrome heated towel radiator. Window to the side of the house.

Outside

The house occupies a larger than average plot with an excellent block paved frontage behind wooden electric gates providing parking for 5/6 cars, together with an integral single garage with remotely operated shutter door.

Gardens

The front of the house has raised beds planted with a variety of shrubs and trees. To the rear there is a lovely enclosed garden with mature planted borders giving a good degree of privacy from neighbouring houses. Extensive paved patio area with access from both the lounge and dining room provides plenty of space for outdoor living and raised lawn area. There is a garden shed in the far corner of the rear garden with electrical supply and lighting. Pedestrian access to both sides of the house.

General Information

Services: Mains gas, water, electricity & drainage. Gas fired central heating with under floor heating to the ground floor and radiators upstairs.

Tenure: FREEHOLD

Council Tax Band F

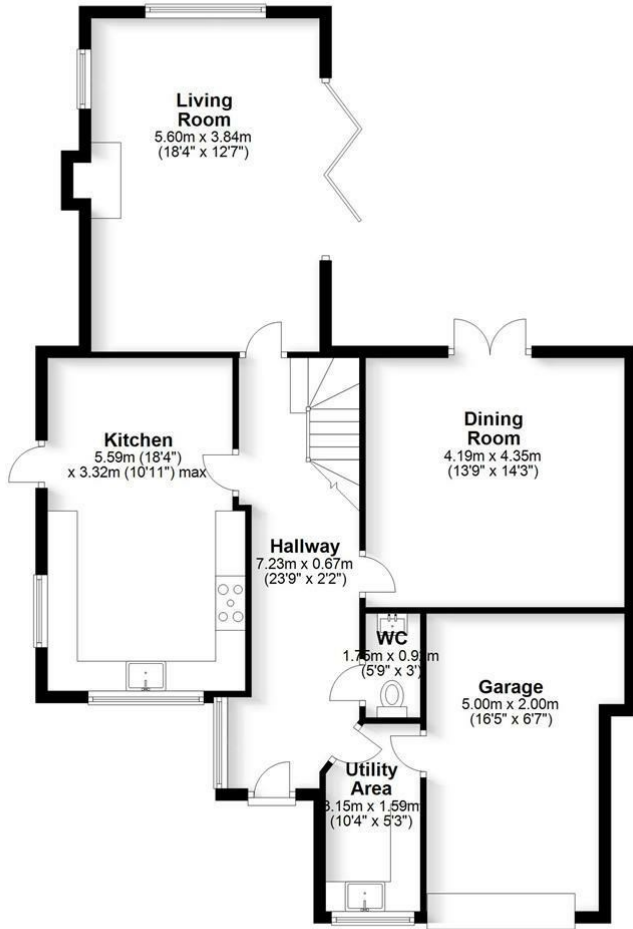
Viewing by appointment

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



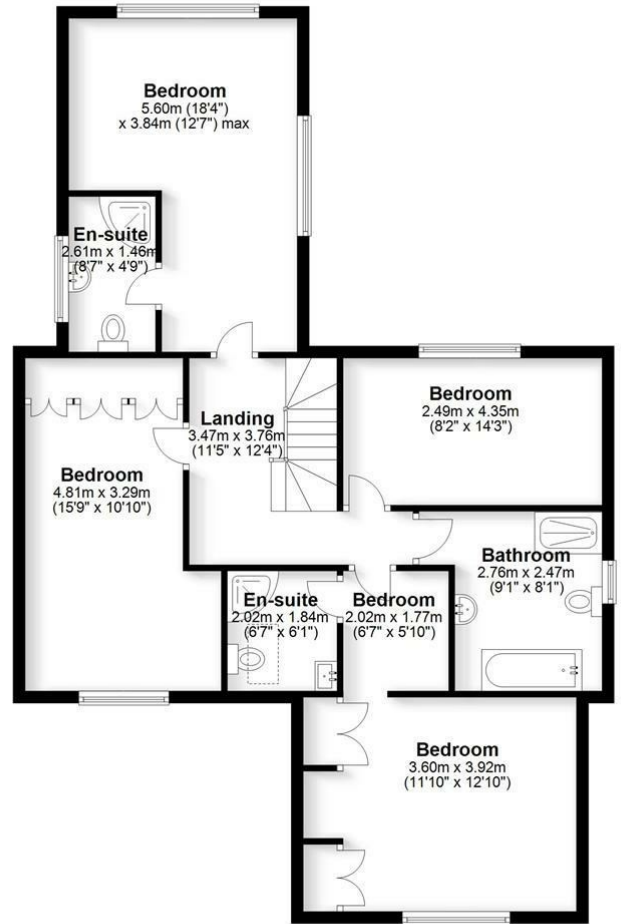
Ground Floor

Approx. 95.8 sq. metres (1030.8 sq. feet)



First Floor

Approx. 92.7 sq. metres (997.9 sq. feet)



Plan produced by www.firstpropertieservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.



| 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 | | 84 | 91 |
| 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 | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | 81 | 92 |
| EU Directive 2002/91/EC | | | |