



3, Dominic Court, Stone, ST15 8EH



£249,900

A lovely mid-terrace mews in a small, quiet, and secluded courtyard development on the edge of the town centre. The well presented accommodation comprises; entrance hall, living room, modern kitchen diner with integral appliances, two double bedrooms and a modern bathroom. The outside offers off road parking for two cars, a single garage, plus delightful courtyard rear garden. This really is a great location for town living, being just moments from the town centre, a short walk to the railway station, and with a host of amenities quite literally on the doorstep. Venture a little further from the front door and you will find the canal tow path and some lovely country walks within easy reach. A rare opportunity to acquire a premium property in this sought after location.

Early Viewing Essential.







#### Entrance Hall

A Upvc part obscure double glazed front door opens to the small hallway. With oak effect laminate flooring, doorway to the living room and access to the first floor stairs.

#### Living Room

A spacious reception room offering a Upvc double glazed bay window to the front of the property, oak effect laminate flooring, radiator, BT Openreach and TV connections, doorway to the kitchen diner.

#### Kitchen Diner

A modern kitchen fitted with a range of white finish wall and floor units, contrasting oak effect work surfaces with brick tile splash-backs and an inset stainless steel sink and drainer with brushed aluminium mixer tap. Two Upvc double glazed windows and part obscure double glazed external door opening to the rear garden, large under stairs storage cupboard, radiator, central heating thermostat and tiled floor.

Appliances including; stainless steel gas hob with matching extractor hood and light above, integral electric oven, fridge and washing machine.

#### First Floor

##### Stairs & Landing

With carpet, loft access and airing cupboard housing the wall mounted Worcester Greenstar 24i Junior gas combi central heating boiler.

##### Bedroom One

Offering a Upvc double glazed window to the front aspect, built-in double wardrobe and storage, radiator and carpet.

##### Bedroom Two

A second double bedroom currently used as a study. With carpet, radiator and Upvc double glazed window overlooking the rear garden and beyond.

##### Bathroom

Fitted with a modern white suite comprising; inset low level push button WC, vanity wash hand basin with chrome mixer tap, 'L' shaped bath, panel and shower screen with chrome mixer tap and mains fed thermostatic shower system above. Fully tiled walls, Upvc obscure double glazed window to the rear aspect, chrome towel radiator, extractor fan and vinyl flooring.

#### Outside

The property is approached via a block paved driveway providing off road parking for one car. There is an additional parking space in front of the single garage located within the communal access road to this small development. The garage has a steel up and over door.

#### Front

With stocked flower bed.

#### Rear

The delightful rear garden offers a gravelled courtyard with raised timber sleeper flower beds, timber fence panelling and gated access onto Northesk Street.

#### General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band C

#### Services

Mains gas, water, electricity and drainage.

Gas combi central heating

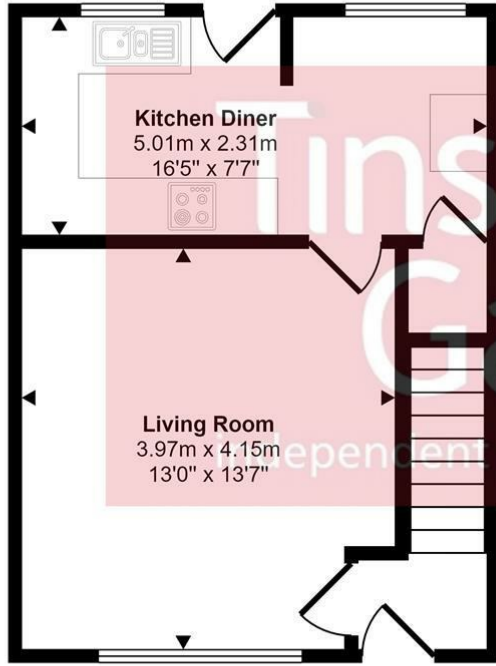
#### Viewings

Strictly by appointment via the agent.

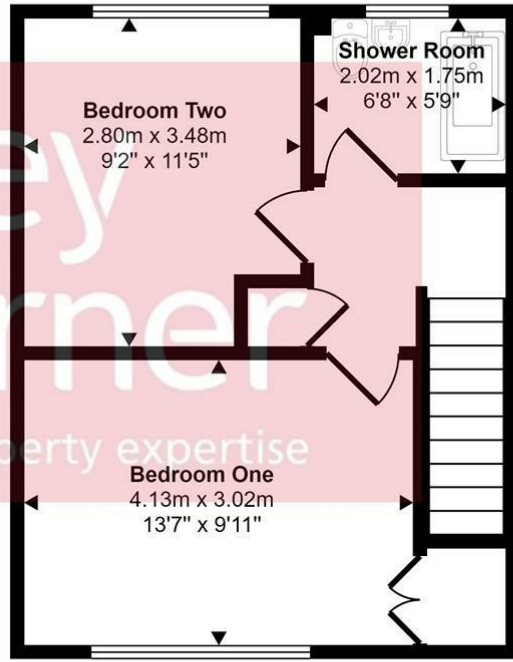




Approx Gross Internal Area  
67 sq m / 720 sq ft



Ground Floor  
Approx 33 sq m / 356 sq ft



First Floor  
Approx 34 sq m / 364 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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			
		75	88
England & Wales		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			
		69	81
England & Wales		EU Directive 2002/91/EC	