



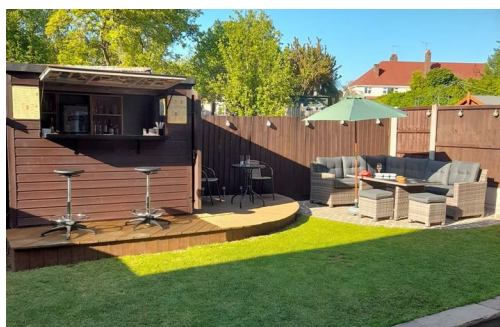
28, Thomas Avenue, Stone, ST15 8FG



Asking Price £399,000

The perfect family home set in a quiet cul-de-sac location on the outskirts of town. This is a lovely house which offers spacious accommodation comprising; entrance hall, guest cloakroom, living room, dining room, fitted kitchen with integral appliances, separate utility and an integral garage. The first floor offers four bedrooms with en-suite shower room to the master bedroom, plus family bathroom. Also benefitting from a private driveway providing off road parking for two cars, Upvc double glazing and gas combi central heating. All of this in a great location within strolling distance of the local primary school and canal towpath, and walking distance of the town centre, two local cricket clubs and a rather nice pub!

NO UPWARD CHAIN



01785 811 800

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



Reception Hallway

A composite part obscure double glazed front door opens to the hallway. With ceiling coving, radiator, wood effect laminate flooring, doorways to the guest cloakroom, living room, kitchen and access to the first floor stairs.

Guest Cloakroom

Offering a white suite comprising low level push button WC, oval wash hand basin with chrome mixer tap and tiled splash-back mounted on a vanity storage unit with a wall cupboard above. Upvc obscure double glazed window to the front aspect, radiator and wood effect vinyl flooring.

Living Room

A spacious reception room offering a Upvc double glazed bay window to the front elevation, marble fire surround, back and hearth with inset living flame gas fire. Ceiling coving, radiator, TV connection, carpet and glazed double doors to the dining room.

Dining Room

With Upvc double glazed French doors opening to the rear patio and garden, ceiling coving, radiator, wood effect laminate flooring and doorway to the kitchen.

Kitchen

A modern and stylish kitchen fitted with a range of white finish wall and floor units, under wall unit lighting, block oak effect work surfaces with tiled splash-backs and inset ceramic 1½ bowl sink and drainer with chrome swan neck mixer tap. Upvc double glazed window overlooking the rear garden, radiator, under stairs storage cupboard, tiled floor and doorway to the utility.

Appliances including; electric induction hob with extractor fan and light above, integral double oven, fridge and freezer.

Utility

Matched to the kitchen and fitted with a range of white finish wall and floor units, under wall unit lighting, block oak effect work surfaces with tiled splash-backs and inset ceramic sink and drainer with chrome swan neck mixer tap. Upvc double glazed window to the rear aspect, radiator and tiled floor. Plumbing for a washing machine, space for a tumble dryer and plumbing in place for a dishwasher. Doorway to the integral garage and Upvc part double glazed external door opening to the side of the property.

First Floor

Stairs & Landing

With traditional white painted spindle, newel post and bannister stairs leading to a galleried landing. Offering ceiling coving, carpet throughout, loft access and storage cupboard. The loft is partially boarded for storage with lighting and a drop down ladder.

Bedroom One

Offering a Upvc double glazed window to the front aspect, built-in double wardrobe, ceiling coving, radiator, carpet and doorway to en-suite shower room.

En-suite Shower Room

Fitted with a white suite comprising; inset low level push button WC, vanity wash hand basin set within a storage unit with chrome mixer tap and tiled splash-back. Fully tiled 1200mm shower enclosure with mains fed shower system, recessed ceiling lights, Upvc obscure double glazed window to the side aspect, radiator, extractor fan, vinyl flooring and shaver point.

Bedroom Two

With Upvc double glazed window overlooking the rear garden, ceiling coving, built-in double wardrobe, radiator and carpet.

Bedroom Three - Study / Hobby Area

With Upvc double glazed window to the rear aspect, radiator, carpet and doorway to the bedroom.

Bedroom Three - Sleeping Area

Fitted with a Velux skylight window, radiator and carpet.

Bedroom Four

Presently used as a dressing room with Upvc double glazed window to the front of the house, radiator and carpet.

Family Bathroom

A modern bathroom with white suite comprising; low level push button WC, standard bath, panel, shower rail and curtain with chrome mixer tap and mains fed shower system above, pedestal wash hand basin with chrome mixer tap. Upvc obscure double glazed window to the rear aspect, ceiling coving, recessed ceiling lights, part tiled walls, radiator, shaver point, extractor fan and vinyl flooring.

Outside

The property is approached via a block paved driveway providing off road parking for two cars before an integral garage.

The garage has a steel up and over door, power, lighting and wall mounted Worcester gas combi central heating boiler which was installed less than a year ago.

Front

The front garden offers a lawn area and side access to the rear garden via a wooden gate.

Rear

The enclosed rear garden offers an Indian stone patio, lawn, granite set second patio area, borders, timber fence panelling, storage shed and cabin / outdoor bar.

General Information

For sale by private treaty, subject to contract.
Vacant possession on completion.
Council Tax Band E
No upward chain

Services

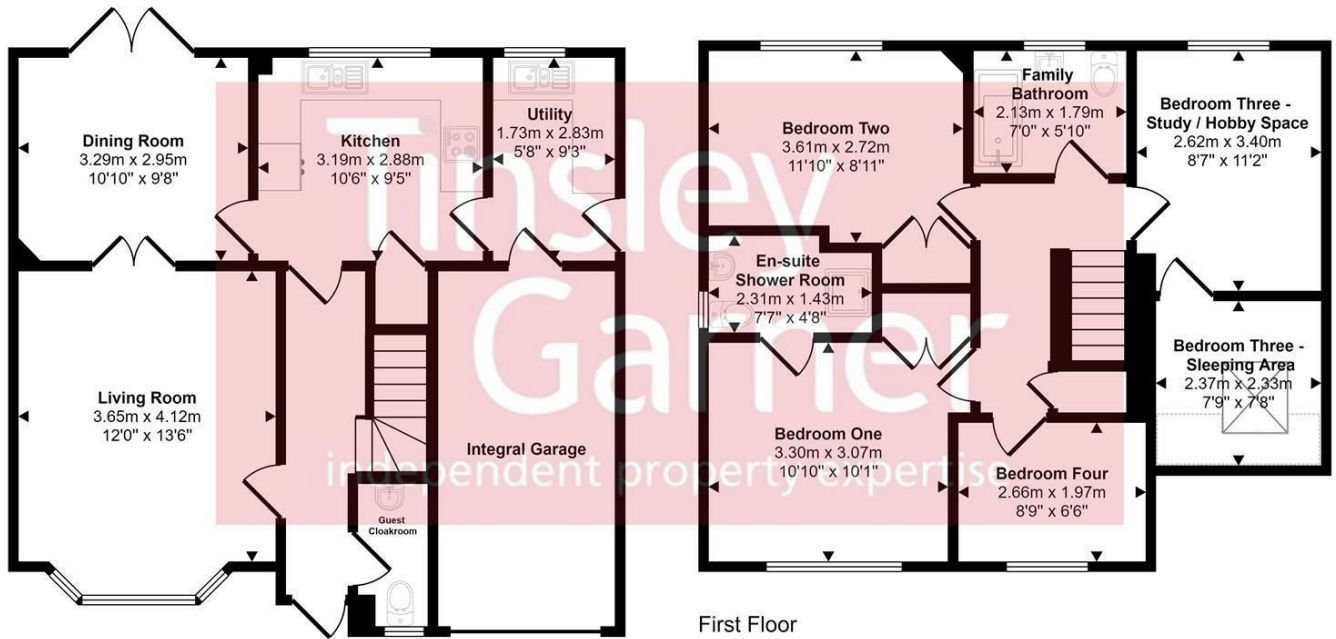
Mains gas, water, electricity and drainage.
Gas combi central heating.

Viewings

Strictly by appointment via the agent.



Approx Gross Internal Area
125 sq m / 1346 sq ft



Denotes head height below 1.5m

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			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		64	
(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
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		55	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	