

**Tinsley
Garner**
independent property expertise



34, Cedars Drive, Stone, ST15 0BB



Asking Price £330,000

A new home for the new year! If you are seeking the picture-perfect home for your growing family then look no further than this beautifully presented property. The house has been extensively re-modelled, improved and upgraded by the present owners and offers spacious, well appointed accommodation catering for every requirement of modern living featuring: a welcoming entrance hall and downstairs loo, cosy sitting room, fabulous open plan dining kitchen with garden room extension, separate utility, three double bedrooms, en-suite shower room and stylish family bathroom. Step outside and you will discover a landscaped south west facing garden which is not overlooked from the rear, off road parking for several cars and a tandem double garage. Finished to a good specification with quality replacement windows throughout featuring heat-insulating glass to the rear bedroom windows, modern combi boiler and contemporary kitchen and bathroom fittings. Great location within easy reach of the town centre and a wide range of amenities.



01785 811 800

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Enclosed Porch

Fully enclosed porch with 'Solidor' composite front door with frosted glass full height windows to either side. Ceramic tiled floor which extends through to the hallway and cloakroom.

Cloakroom & WC

With white suite comprising: WC and hand basin. Ceramic tiled floor. Radiator.

Entrance Hall

Welcoming reception area with staircase to the first floor landing featuring a glass balustrade, ceramic tiled floor. Radiator.

Lounge

A cosy living room which has a window to the front of the house., TV aerial connection point. Radiator.

Open Plan Dining Kitchen

A superb open plan living space which incorporates the kitchen, dining area and adjoining garden room extension. The kitchen features an extensive range of wall and base cupboards with white high gloss cabinets doors, stainless steel handles and contrasting black granite effect work surfaces with inset sink unit. Fitted appliances comprising: Stainless steel gas hob with matching extractor fan, eye level electric double oven, fully integrated dish washer and free standing American style refrigerator / freezer with ice machine and filtered water. Low energy lighting and ceramic tiled floor extending through to the dining area and garden room. rear facing window overlooking the garden. Radiator.

Garden Room

A great addition to the living space which has sliding patio windows to the rear opening to the garden, Installation for wall mounted TV. Ceramic tiled floor. Radiator.

Utility Room

Adjoins the kitchen with door through to the garage. Wall and base cabinets matching the kitchen, work surface and sink unit. Plumbing for washing machine.

Landing

With access hatch to loft space which is insulated and boarded for storage.

Bedroom 1

A large double bedroom which has a built-in wardrobe with sliding mirror doors, window to the front of the house. Radiator.

En-Suite Shower Room

Featuring a white suite with shower enclosure with glass screen and thermostatic shower, pedestal basin and WC. Part ceramic tiled walls and tile effect flooring. Airing cupboard with wall mounted Worcester Bosch gas fired combi boiler. Chrome heated towel radiator. Window to the front of the house.

Bedroom 2

Double bedroom with window to the rear of the house. Built-in wardrobe with sliding mirror doors. Radiator.

Bedroom 3

A small double / generous single bedroom with two windows to the rear of the house. Radiator.

Bathroom

A stylish upgraded bathroom featuring a contemporary style white suite with bath which has a thermostatic shower over and glass screen, vanity basin & WC. Ceramic wall tiling to full height. Heated towel radiator. Window to the side of the house.

Outside

The house occupies a large plot with good frontage providing off road parking for two cars together with a tandem double garage with remotely operated roller shutter door. Landscaped garden to the rear with lawn areas, paved patio and plenty of space for outdoor living. Mature borders with a variety of shrubs, trees and flower beds. The rear garden enjoys a sunny south west facing aspect and is not overlooked from the rear.

General Information

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

Council Tax Band C

Tenure: Freehold

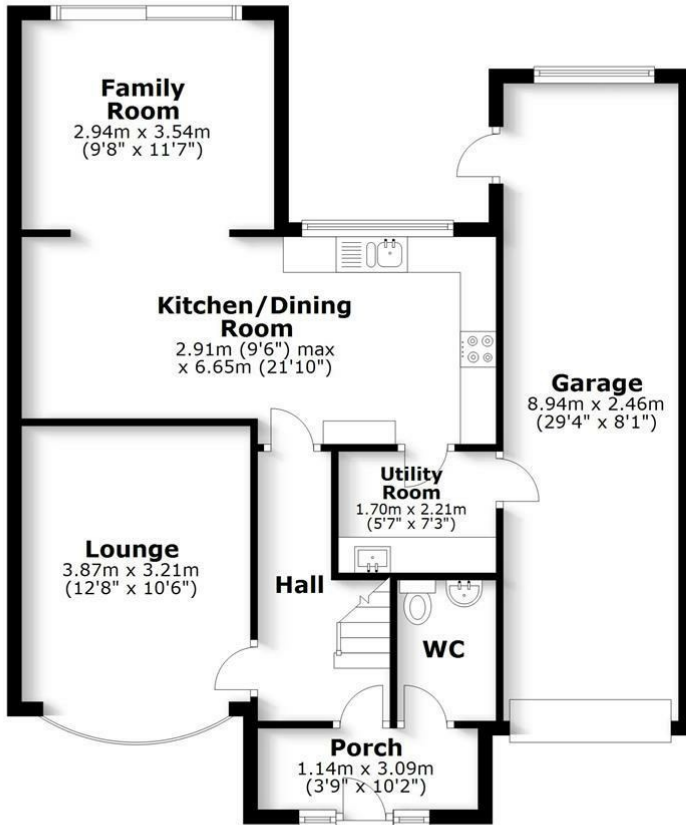
Viewing by appointment

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



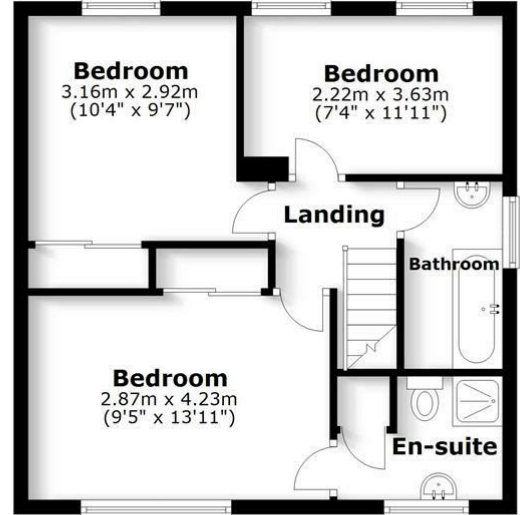
Ground Floor

Approx. 81.9 sq. metres (881.2 sq. feet)



First Floor

Approx. 45.1 sq. metres (485.9 sq. feet)



Total area: approx. 127.0 sq. metres (1367.1 sq. feet)

Plan produced by www.firstpropertyservices.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			
		73	85
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			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		69	81
England & Wales		EU Directive 2002/91/EC	