



1, Coniston Close, Stone, ST15 8FY



Asking Price £410,000

Beautifully presented mature family house in a popular and sought after residential suburb on the southern outskirts of Stone. Offering spacious accommodation catering for all the requirements of modern family life featuring a spacious lounge with striking inglenook fireplace, separate dining room with adjoining conservatory, traditional style kitchen with space for dining and utility / cloakroom. The living accommodation is complemented by four well proportioned bedrooms, upgraded en-suite shower room and a family bathroom. The house occupies a large corner plot in a quiet cul-de-sac on the edge of Aston Lodge Park, set in good size gardens with sunny southerly aspect to the rear. There is a large side garden which could provide room to extend or possibly house a camper van or caravan behind the building line. A super house in a great location, early viewing essential.



01785 811 800

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



Covered Porch

Entrance Hall

Welcoming reception area with half glazed composite front door, wood effect flooring and stairs to the first floor landing. Radiator. Internal door to the garage.

Cloakroom & WC

With white suite comprising: WC and hand basin. Wood effect flooring. Radiator.

Lounge

A spacious sitting room which features a bay window to the front and double doors opening through to the dining room. The lounge has a striking inglenook fireplace with brick chimney breast and pillars, wooden mantle beam and living flame gas fire. Two side facing windows within the fireplace. Radiator.

Dining Room

The dining room has sliding patio windows opening through to the conservatory, window to the side and door through to the kitchen. Radiator.

Conservatory

A super extension to the living space which is built on a brick base with upvc double glazed windows and French doors opening to the garden. Ceramic tiled floor, centre ceiling light and fan.

Breakfast Kitchen

The kitchen features an extensive range of wall & base cupboards with traditional style white cabinet doors and coordinating wood block effect work surfaces with inset Belfast ceramic sink unit. Matching island unit with breakfast bar seating 3. Faux chimney breast with concealed extractor and slot in cooker, fully integrated fridge, freezer and dish washer. two rear facing windows and half glazed upvc door to the side. Ceramic tiled floor. Radiator.

Landing

Access hatch to loft space. Airing cupboard.

Main Bedroom

A large main bedroom which has fitted wardrobes to one wall and window to the front of the house. Radiator,

En-Suite

With white suite comprising; walk-in shower enclosure with glass screen and thermostatic shower, vanity basin & WC. Shower wall panelling. Window to the front of the house. Radiator.

Bedroom 2

Double bedroom with window to the front of the house. Built-in wardrobe to one wall. Radiator.

Bedroom 3

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

Bedroom 4

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

Bathroom

Fitted with a white traditional style suite comprising; bath with shower over, pedestal basin & WC. Part ceramic tiled walls, window to the rear of the house. Radiator.

Outside

The house occupies one of the larger plots on this part of the development with gardens to the front, side and rear. The south facing rear garden is fully enclosed, with lawn area and several paved patio areas for enjoying sunshine throughout the day. Large lawn area to the front and side with space to extend or to create parking for a caravan or camper van at the side of the house behind the building line. Driveway parking for two cars, leading to an integral single garage with motor operated roller shutter door.

General Information

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

Council Tax Band E

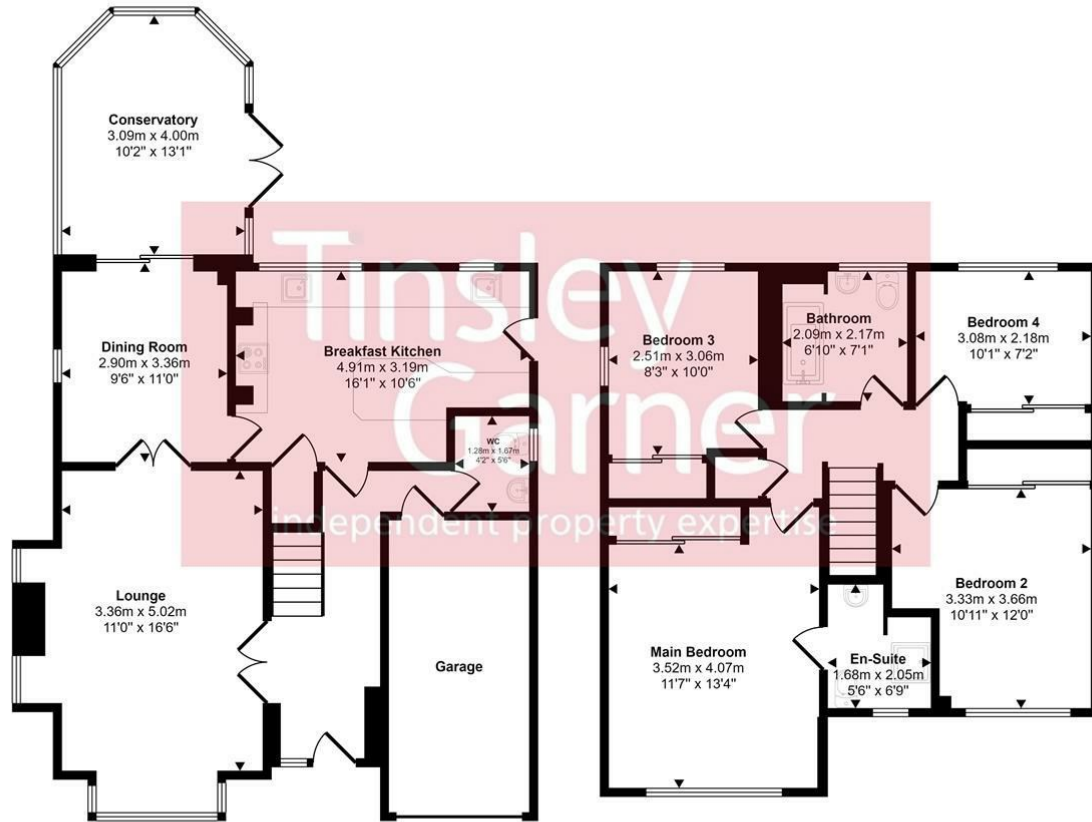
Tenure Freehold

Viewing by appointment

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



Approx Gross Internal Area
147 sq m / 1584 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			
		67	77
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			
		55	69
England & Wales		EU Directive 2002/91/EC	