

**Tinsley
Garner**
independent property expertise



23, Glamis Drive, Stone, ST15 8SP



Asking Price £320,000

Location, location, location! This detached family house is in the loveliest of locations on the southern outskirts of Stone and just a hop, skip and jump from the canal tow path. The house is immaculately presented and has been extensively upgraded by its current owners offering good size accommodation featuring two reception rooms, re-modelled kitchen, insulated conservatory, three well proportioned bedrooms and a modern bathroom, benefiting from upvc double glazing throughout. All in all a lovely house in a mature location at the end of this popular cul-de-sac, 15 minutes walk into town along the canal, walking distance to St Michael's primary school and perfectly placed for escapes into the countryside.



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



Entrance Hall

With upvc half glazed front door, ceramic tiled floor.

Kitchen

A stylish upgraded kitchen which features an extensive range of wall & base cupboards with painted effect 'Shaker' style cabinet doors with coordinating light wood effect work surfaces with inset sink unit and mixer tap. Integrated appliances comprise: ceramic electric hob with concealed extractor and glass splash panel, eye level oven and integrated microwave, washing machine, refrigerator and freezer. Ceramic tiled floor. Vertical radiator. Wooden glazed panel double doors opening through to the dining room.

Dining Room

A great addition to the living space which is converted from the former garage. Window to the front and door to the side of the house., large built-in storage cupboard. Wooden floor. Radiator.

Lounge

A comfortable sitting room which has a rear facing window overlooking the garden and sliding patio windows through to the conservatory. Feature fireplace with wooden surround, granite inset and ,living flame gas fire. TV aerial connection. Radiator. Turned staircase to the first floor landing with storage below.

Conservatory

A pleasant garden room which is built on a brick base with upvc double glazed windows, door to the garden and solid insulated roof with inset low energy lighting.

Landing

Access hatch to loft space. Window to the side of the house.

Bedroom 1

Double bedroom with window to the front of the house enjoying views over the canal with Trent Meadows in the distance. Fitted wardrobes with matching bedside cabinets, dressing table and storage. Radiator.

Bedroom 2

Double bedroom with window to the rear of the house. Fitted double wardrobe, desk and shelving. Radiator.

Bedroom 3

Generous size single bedroom with window to the front of the house. Window to the front of the house. Radiator.

Bathroom

Fitted with a modern white suite 'P-shape' bath with glass screen and shower over, pedestal basin & WC. Part ceramic tiled walls, chrome heated towel radiator. Window to the rear of the house.

Outside

The house is located at the end of the cul-de-sac on a small private drive 'next but one' to the canal tow path. Block paved

effect concrete print driveway to the front with space for 2 cars, storage area at the side with gated access. To the rear there is a pleasant enclosed garden with lawn area with raised planted borders featuring a variety of shrubs and paved patio. Space for a garden shed.

General Information

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

Council Tax Band C

Tenure Freehold

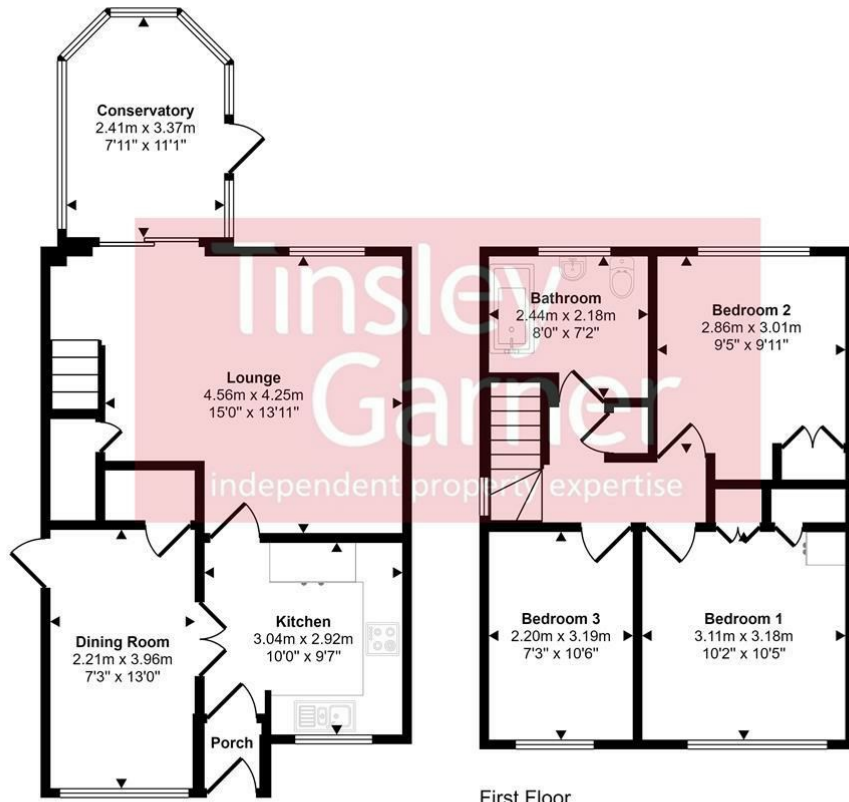
Viewing by appointment

For sale by private treaty, subject to contract.

Vacant possession on completion



Approx Gross Internal Area
91 sq m / 980 sq ft



Ground Floor
Approx 50 sq m / 543 sq ft

First Floor
Approx 41 sq m / 437 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			
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			
England & Wales	EU Directive 2002/91/EC		