



8, Calveley Close, Yarnfield, Stone, ST15 0TQ



**Asking Price £425,000**

A well presented detached bungalow set in a prime quiet corner plot position with delightful open rear aspect. Offering spacious accommodation comprising; reception hall, living room, dining area, modern kitchen with integral appliances, separate utility, inner hallway, three bedrooms, en-suite shower room to the main bedroom, plus family bathroom. The bungalow is approached via a block paved driveway providing generous off road parking before a single garage, also benefitting from gas central heating, Upvc double glazed windows and doors, mature gardens to both front and rear aspects. This is a lovely property in a peaceful village location offering a shop/Post Office, bus stop, easy access to commuter routes, local schools and just a few miles from Stone town centre. Early viewing essential - NO UPWARD CHAIN.



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#### Reception Hall

A Upvc part obscure double glazed front door with matching side window opens to the reception hallway. With alarm pad, radiator, central heating thermostat and carpet. Access to the living room, kitchen, utility and inner hallway.

#### Living Room

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

#### Dining Area

Open plan to the living room offering Upvc double glazed French doors opening to the rear patio and garden, ceiling coving, two wall lights, radiator and doorway to the kitchen.

#### Kitchen

A modern kitchen fitted with a range of wood effect wall and floor units, under wall unit lighting, granite effect work surfaces, tiled splash-backs and inset stainless steel 1½ bowl sink and drainer with chrome swan neck mixer tap. Upvc double glazed window overlooking the rear garden, radiator and tile effect vinyl flooring.

Neff appliances including; electric induction hob with extractor fan and light over, integral double electric oven, fridge, freezer, and dishwasher.

#### Utility

Matched to the kitchen with wood effect wall and floor units, granite effect work surface, tiled splash-back and inset stainless steel sink and drainer with chrome swan neck mixer tap. Upvc double glazed window and part obscure double glazed external door opening to the rear aspect, storage cupboard, radiator and tile effect vinyl flooring. Plumbing for a washing machine and space for a tumble dryer.

#### Inner Hallway

With large airing cupboard housing the hot water storage cylinder and wall mounted Worcester Greenstar Ri gas central heating boiler. Cloaks cupboard, radiator, loft access and carpet. Access to the family bathroom and all three bedrooms.

#### Bedroom One

With built-in wardrobes and storage to one wall, Upvc double glazed window overlooking the rear garden and open aspect beyond, carpet, radiator and doorway to the en-suite shower room.

#### En-suite Shower Room

Fitted with a white suite comprising: low level push button WC, wall mounted wash hand basin with chrome mixer tap, shower enclosure with Triton T80 electric shower system. Fully tiled walls and floor, chrome towel radiator, extractor fan and Upvc obscure double glazed window to the rear aspect.

#### Bedroom Two

A second double bedroom offering mirror sliding door built-in wardrobes and storage, Upvc double glazed window to the front elevation, radiator and carpet.

#### Bedroom Three

A good size single bedroom, presently used as a study but could be an additional reception room. With front aspect Upvc double glazed window, radiator and carpet.

#### Family Bathroom

Fitted with a white suite comprising: low level push button WC, vanity wash hand basin with chrome mixer tap, standard bath, panel and shower screen with chrome taps and Triton T80 electric shower system above. Fully tiled walls and floor, Upvc obscure double glazed window, chrome towel radiator and extractor fan.

#### Outside

The property is approached via an extensive block paved driveway providing very generous off road parking before a single garage. The garage has a steel up & over door, power, lighting, rear aspect Upvc part obscure double glazed door and window.

#### Front

The front garden offers dual side access to the rear, large lawn, stocked flower beds and borders, mature trees and shrubs, timber fence panelling.

#### Rear

The delightful rear garden enjoys a far reaching open aspect view and offers an Indian stone patio, lawn, pathways, stocked flower beds and borders, vegetable beds and soft fruit bushes, timber fence panelling and a large shed/workshop with power and lighting.

#### General Information

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

#### Services

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

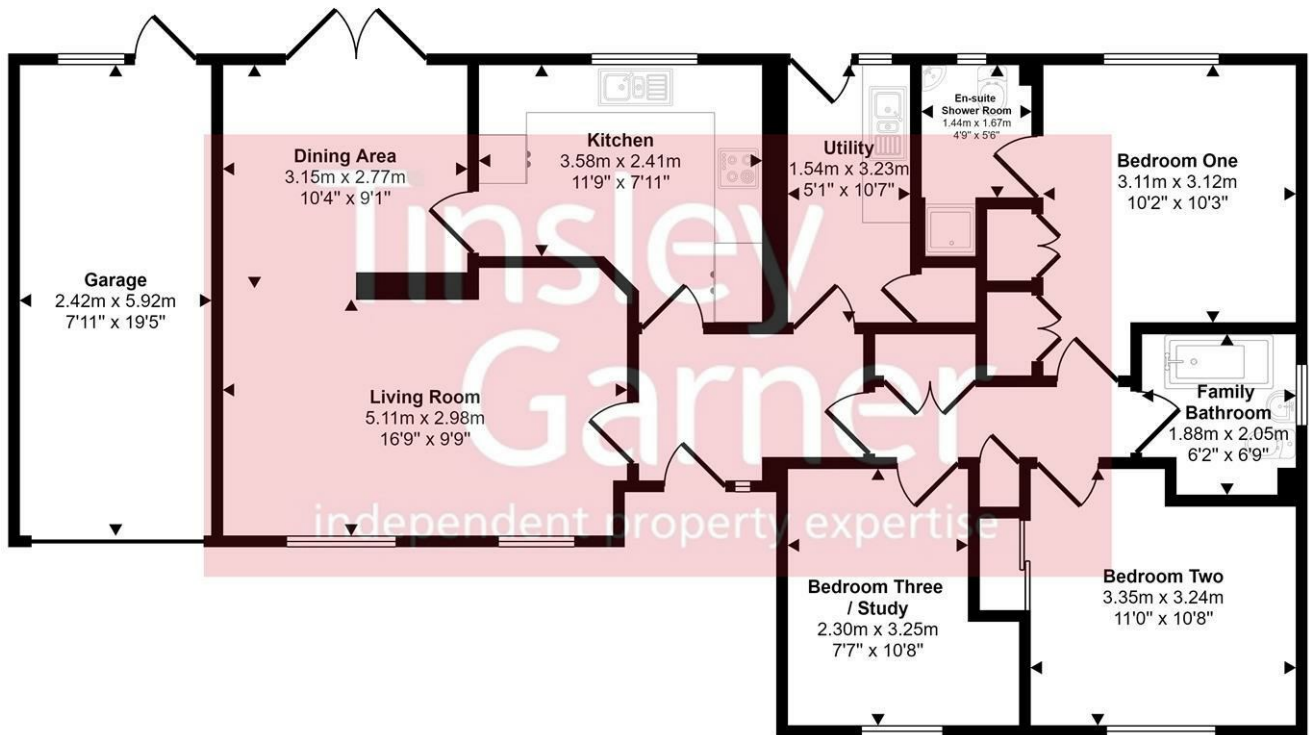
#### Viewings

Strictly by appointment via the agent.





Approx Gross Internal Area  
109 sq m / 1174 sq ft



Floorplan

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.

