

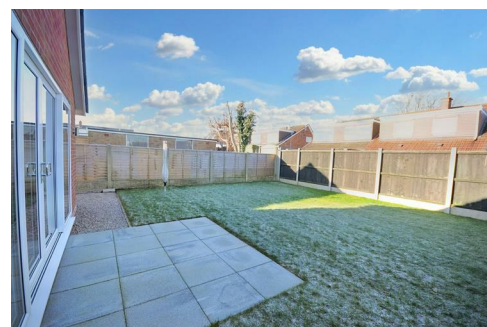


8, Fraser Close, Stone, ST15 0LQ



£315,000

An extended and immaculately presented detached bungalow situated in a quiet cul-de-sac location on the outskirts of Stone. The property has undergone a major renovation by the current owner and offers modern high specification accommodation comprising; reception hallway, stunning open plan living room diner with vaulted ceiling and double sliding doors opening to the rear patio and garden, superb kitchen with integral appliances, separate walk-in storage/utility cupboard, two bedrooms and bathroom. Approached via a gravelled driveway providing off road parking for two cars, also benefitting from gas combi central heating, double glazed windows and doors, plus an enclosed good size rear garden. A fabulous 'turn-key' property- NO UPWARD CHAIN - Early Viewing Essential.



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Reception Hallway

A composite part obscure double glazed front door with side window opens to the hallway. With recessed ceiling lights, Velux skylight window, scrubbed oak effect laminate flooring, radiator, loft access and doorways to the living room diner, both bedrooms and bathroom.

The loft has a drop down ladder, light and houses a Baxi 360 gas combi central heating boiler.

Open plan Living Room Diner

A superb light and airy living space, just perfect for entertaining family and friends in style. Offering a vaulted ceiling with two Velux skylight windows, recessed ceiling lights, two Upvc double glazed sliding doors with side windows opening to the rear patio and garden, scrubbed oak effect laminate flooring, three vertical radiators and TV connection.

Kitchen

Fitted with a range of navy finish wall, floor and island units, contrasting composite work surfaces and island top with matching upstands and underset sink with chrome swan neck mixer tap. Scrubbed oak effect oak flooring and walk-in storage/utility cupboard with recessed lights, plumbing for a washing machine and space for a tumble dryer.

Appliances including: induction hob with extractor hood and light above, integral electric double oven, dishwasher, fridge and freezer.

Bedroom One

Offering built-in wardrobes and storage to one wall, Upvc double glazed window to the front of the property, radiator and carpet.

Bedroom Two

With Upvc double glazed window to the front elevation, radiator and carpet.

Bathroom

Fitted with a white suite comprising: low level push button WC, vanity wash hand basin with chrome mixer tap, fully tiled oversize walk-in shower enclosure with mains fed twin head thermostatic shower system. Recessed ceiling lights, Upvc obscure double glazed window to the side aspect, towel radiator and scrubbed oak effect laminate flooring.

Outside

Front

The bungalow is approached via a gravelled driveway providing off road parking for two cars. With open porch and lighting before the front door, side access to the rear garden via a gravelled pathway.

Rear

The private enclosed rear garden offers a paved patio, lawn, timber fence panelling and external power sockets.

General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band C

Services

Mains water, electricity, gas and drainage.

Gas combi central heating.

Viewings

Strictly by appointment via the agent.



Approx Gross Internal Area
75 sq m / 806 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		67	
(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	