

**Tinsley  
Garner**  
independent property expertise



35, Sweepers Avenue, Stone, ST15 0FL



**Asking Price £495,000**

Trust me, you will be swept off your tiny feet by this beautifully presented family home, built in 2018 to a popular design by Taylor Wimpey Homes. This is a lovely property which has been extensively upgraded by the current owners and caters for every requirement of modern family living with spacious accommodation featuring a welcoming reception hall, sumptuous lounge with wood burning stove, fabulous open plan dining kitchen, separate utility and a useful family room / study. The upstairs accommodation is equally spacious with a large gallery landing, an elegant sufficiency of 4 bedrooms, two en-suite shower rooms and family bathroom. Step outside and you will discover arguably one of the largest plots on the development which offers endless space for outdoor living and enjoys a west facing rear garden with sunshine throughout the day and into the late evening. Great location on the western outskirts of Stone, within walking distance of local schools and shops and a little over half a mile from Stone town centre.



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



#### Entrance Hall

A bright & spacious reception area with half glazed front door with full height windows either side and ceramic tiled floor. Turned staircase with under stairs cupboard. Radiator.

#### Cloakroom & WC

White contemporary style suite with WC and pedestal basin. Ceramic tile floor matching the hall and wall tiling to half height. Radiator.

#### Lounge

A lovely dual-aspect sitting room with bay window to the front and French doors to the rear opening to the patio, glazed door from the hall and glazed double doors leading into the dining area. Chimney breast with raised hearth and wood burning stove. Wood effect flooring, two radiators. TV aerial connection.

#### Open Plan Dining Kitchen

The room for all reasons! This fabulous open plan room provides oodles of space for living, dining and entertaining and enjoys direct access to the patio through French doors at the rear. The kitchen features an extensive range of wall & base cupboards with painted 'Shaker' style cabinet doors and contrasting wood block effect work surfaces with inset 1½ bowl sink unit. Matching island with granite counter top. Integrated appliances comprise: stainless steel gas hob with matching extractor hood, eye level double electric oven, fridge, freezer and dish washer. Ceramic tiled floor throughout. Radiator.

#### Utility Room

Wall & base cupboards matching the kitchen with work surface and inset sink unit. Plumbing for washing machine & space for dryer. Half glazed 'back' door'. ceramic tiled floor.

#### Family Room / Study

A useful home office or kid's den in a quiet corner at the front of the house. Radiator.

#### Gallery Landing

Spacious gallery landing with window to the front of the house. Access hatch to loft space. Radiator.

#### Main Bedroom

Large double bedroom with fitted wardrobes to one wall. Rear facing window. Radiator.

#### En-Suite Shower Room

A large en-suite which features a white suite comprising; 1200mm shower enclosure with glass screen and thermostatic shower, pedestal basin & WC. Ceramic tiled floor and wall tiling to half height. Chrome heated towel radiator. Rear facing window.

#### Bedroom 2

Double bedroom with rear facing window. Radiator.

#### En-Suite Shower Room

White suite comprising; shower enclosure with glass screen and thermostatic shower, pedestal basin & WC.. Ceramic tiled floor and part tiled walls. Chrome heated towel radiator. Rear facing window.

#### Bedroom 3

Double bedroom with window to the front of the house. Fitted wardrobe. Radiator.

#### Bedroom 4

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

#### Bathroom

White suite comprising; bath with glass shower screen and thermostatic shower, pedestal basin & WC. Ceramic tiled floor and part tiled walls. Chrome heated towel radiator. Window to the side of the house.

#### Outside

The house occupies one of the larger plots on this popular development, with large west facing rear gardens which enjoy sunshine throughout the day and into the late evening. The gardens are mainly lawn with planted borders featuring a variety of shrubs and trees complemented by a large paved patio area extending across the rear of the house providing lots of space for outdoor living, seating area with wooden pergola and space for a hot tub. Enclosed front garden with hedge border. Driveway parking for 2 cars, leading to a detached brick built double garage with twin up and over doors.

#### General Information

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

#### Council Tax Band E

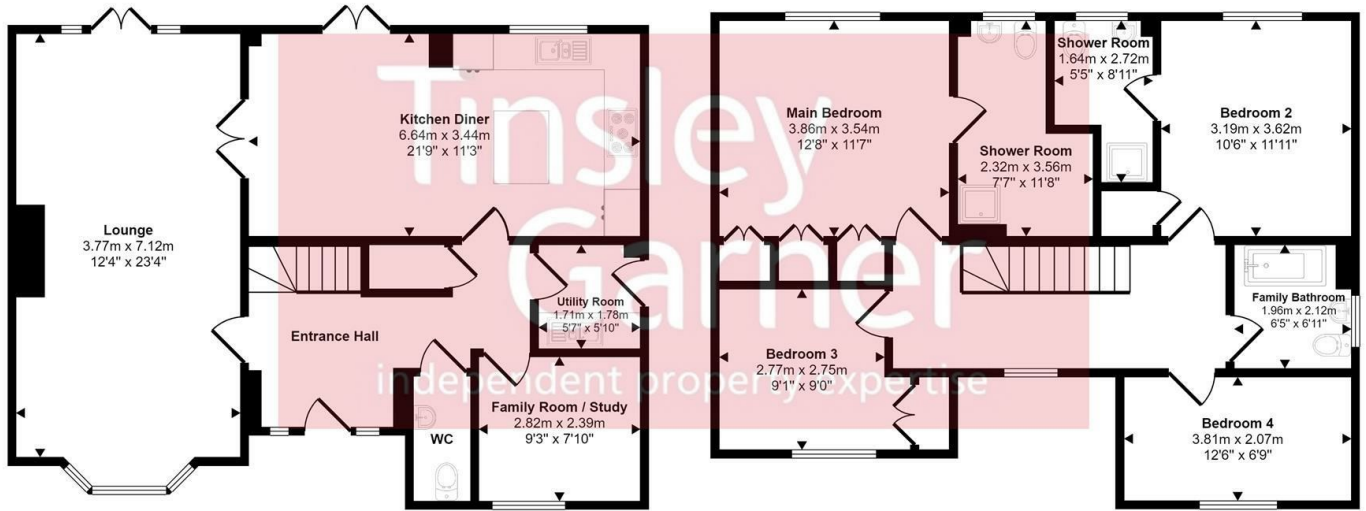
#### Tenure; Freehold

#### Viewing by appointment

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



Approx Gross Internal Area  
154 sq m / 1657 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			93
(81-91) B		86	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			92
(81-91) B		81	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	