

**Tinsley  
Garner**

independent property expertise



1, Trent Close, Stone, ST15 0GY



**Asking Price £449,000**

Are you searching for a house in town with a world of convenience on your doorstep with the added bonus of open country views? Look no further, this spacious modern house has echoes of Georgian elegance but with the convenience of twenty first century living and is situated in a very quiet & peaceful backwater within strolling distance of the town centre, close to the canal and enjoys lovely open views to the rear. The accommodation is arranged over three floors and both spacious and adaptable featuring three reception / living rooms, open plan dining kitchen, study, four bedrooms and three bathrooms, Step outside and you will find a walled garden to the rear which offers plenty of space for outdoor living whilst enjoying a sunny south westerly aspect, two car garage and additional parking to the side of the house. A super house in a quite unique location, offered for sale with no upward chain.



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#### Covered Porch

#### Entrance Hall

Reception area which has a wooden part glazed front door, wood effect flooring, under stairs store cupboard, radiator & telephone point.

#### Family Room

A large ground floor dual-aspect living room with window to the front of the house and French doors to the rear opening out onto a covered patio area, telephone point & TV aerial point, radiator.

#### Utility / Garden Room

The utility area is fitted with a range of wall & base storage cupboards, black polished granite work surfaces and inset stainless steel sink unit. Plumbing for washing machine & space for a tumble dryer. Adjoining garden room with French doors to the rear opening to the patio and gardens. Wood effect flooring. Radiator.

#### Bedroom 4

Ground floor bedroom / study with window to the front of the house, telephone point, radiator.

#### Guest Shower Room

With a suite comprising: corner glass shower enclosure with Aqualisa thermostatic shower, pedestal wash basin & WC. Part ceramic tiled walls, Radiator, window to the front of the house.

#### First Floor Landing

#### Sitting Room

A spacious living area which has windows to the front and two windows to the rear of the house enjoying wonderful country views over Trent Meadows. Period style fireplace with wooden surround, marble inset and hearth and living flame gas fire. TV aerial point and two radiators, decorative ceiling cornice.

#### Open Plan Dining Kitchen

A sink with a such a great view that washing-up could be a pleasure rather than a chore! The kitchen is fitted with an extensive range of wall & base cupboards with modern beech effect doors, stainless steel handles and polished black granite work surfaces. Integrated appliances comprising: stainless steel gas hob with extractor fan and built-under electric oven, dish washer. and housing for an upright fridge / freezer. Two rear facing windows with open views over Trent Meadows. Adjoining open plan dining area with window to the front of the house. Wood effect flooring throughout. Telephone point. Two radiators.

#### Study

Window to the front of the house, telephone point & broadband connection, radiator.

#### Second Floor Landing

#### Main Bedroom

12'10" x 11'10"

A large master bedroom with fitted wardrobes to one wall with contemporary style wood effect doors, window to the front of the house, TV aerial point, radiator. Adjoining dressing area with additional wardrobes, rear facing window with open views.

#### En-suite Shower Room

Fitted with a white suite comprising; walk-in shower enclosure with glass sliding screen and thermostatic shower, pedestal basin & WC. Rear facing window. Radiator.

#### Bedroom 3

Rear facing window with views over Trent Meadows, telephone point, radiator.

#### Bedroom 2

Window to the front of the house, free standing storage cupboards radiator.

#### Bathroom

Fitted with a white suite comprising: bath with mixer shower attachment and glass screen, pedestal wash basin & WC. Ceramic wall tiling, radiator, window to the front of the house.

#### Outside

There is a small enclosed forecourt garden to the front with shrub beds. To the rear there is a cosy walled garden with a westerly aspect enjoying sun through the afternoon and evening, hard landscaped with raised planted beds, paved patio with shade provided in part by a pergola to the rear of the house.

#### Garage & Parking

Parking at the side of the house with gate leading to the rear garden. Double garage to the rear with twin up and over door, light & power and side door giving direct access to the rear garden.

#### General Information

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

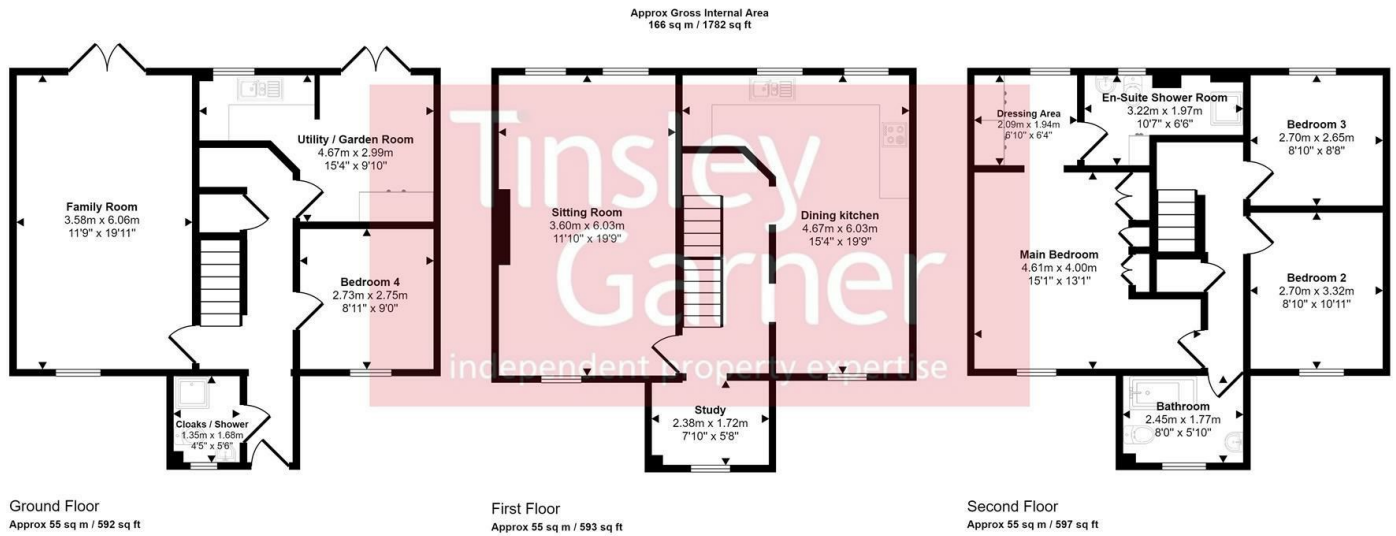
#### Tenure; Freehold

#### Council Tax Band F

#### Viewing by appointment

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





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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	