



22, Joules Drive, Stone, ST15 8ZS



Offers In **£535,000**
The Region

A spacious 5 bed family home of elegant proportions in a popular and sought after residential suburb on the northern outskirts of Stone., hidden in plain sight on the very edge of Whitebridge, overlooking the canal and offering an easy escape to the tow path and beautiful Staffordshire countryside, Built to a popular design which offers oodles of space catering for every requirement of modern family living featuring 2 reception rooms, fabulous wrap-around garden room / conservatory traditional style breakfast kitchen, separate utility, five bedrooms (four double and a single), two en-suite and a family bathroom. The gardens are designed for minimum effort and maximum enjoyment, offering plenty of space for outdoor living and entertaining whilst enjoying almost total privacy from neighbouring houses. A fabulous family house is a unique location, seemingly miles from anywhere and yet a little over a mile from the town centre.



01785 811 800

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



Hallway

Welcoming reception area with wood effect flooring & turned staircase to the first floor landing.

Cloakroom & WC

White suite comprising; WC and pedestal basin. Wood effect floor. Radiator.

Lounge

A well proportioned sitting room with window to the front and internal glazed French doors to the rear opening through to the conservatory. Traditional style fireplace with oak surround, polished granite inset and hearth with living flame gas fire. TV aerial connection. Radiator.

Conservatory

A fabulous addition to the living space, this large wrap-around garden room provides space for living, dining & entertaining with built-in bar and french doors giving direct access to the gardens. Built on a brick base with upvc double glazed windows and opaque roof panels, Wood effect flooring, TV aerial connection and wall mounted flame effect fire.

Study / Den

A useful family room or home office with window overlooking the front garden. Wood effect flooring. Radiator.

Breakfast Kitchen

A spacious kitchen with plenty of room for a dining table. Features an extensive range of wall and base cupboards with painted 'Shaker' style cabinet doors and contrasting black granite work surfaces with under set 1½ bowl sink unit with chrome mixer tap. Inset dual fuel range cooker with matching splash panel and extractor hood, integrated dish washer and space for an American style fridge / freezer. Ceramic tiled floor and part tiled walls. Rear facing window and French doors opening to the rear garden.

Utility Room

Fitted wall & base cupboards, work surface and sink unit. Plumbing for washing machine & space for dryer. Ceramic tiled floor. Door to the rear garden.

First Floor Landing

Spacious first floor landing with window to the front of the house, staircase to the second floor landing.

Bedroom 2

Spacious double bedroom with window to the front of the house enjoying views over the canal and adjoining farmland. Built-in wardrobes to one wall. Radiator.

En-Suite Shower Room

Fitted with a white suite comprising: 1200mm shower enclosure with glass screen and thermostatic shower, pedestal basin & WC. Ceramic wall tiling to half height and tiled floor. Inset low energy light. Radiator.

Bedroom 3

Double bedroom with window to the rear of the house. Built-in wardrobe. Radiator.

Bedroom 4

Cosy single bedroom with window to the front of the house enjoying open views. Built-in wardrobe. Radiator.

Family Bathroom

Fitted with a white suite comprising: bath, shower enclosure with glass screen and thermostatic shower, pedestal basin & WC. Part ceramic tiled walls and tiled floor. Window to the rear of the house. Radiator.

Second Floor Landing

Spacious landing with dormer window to the front of the house enjoying open views towards the canal with countryside in the distance. Radiator.

Main Bedroom

A large double bedroom with dormer window to the front of the house and two smaller windows to the side. Two built-in wardrobes. Radiator.

En-Suite Shower Room

Fitted with a white suite comprising: shower enclosure with glass screen and thermostatic shower, pedestal basin & WC. Part ceramic wall tiled walls. Velux roof light window. Radiator.

Bedroom 5

Spacious double bedroom with dormer window to the front of the house and two smaller windows to the side. Two built-in wardrobes. Radiator.

Outside

The perfect garden for outdoor living, specifically designed for maximum enjoyment and minimum maintenance. The gardens are fully enclosed with fencing and hedge borders and enjoy almost total privacy from neighbouring houses, To the front there is a lawn area and paved patio and to the rear an expansive Indian stone patio and raised wooden deck with inset hot tub. Raised borders with established shrubs and trees. Side door to the garage and storage shed behind the garage.

Garage

Detached double garage with twin up and over doors, light & power. Driveway parking for 3 cars.

General Information

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

Tenure; Freehold

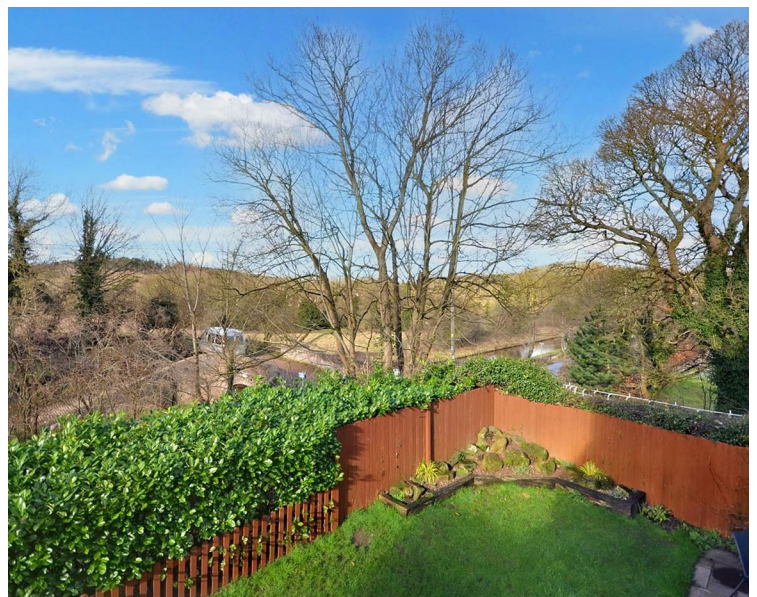
Council Tax Band F

Viewing by appointment

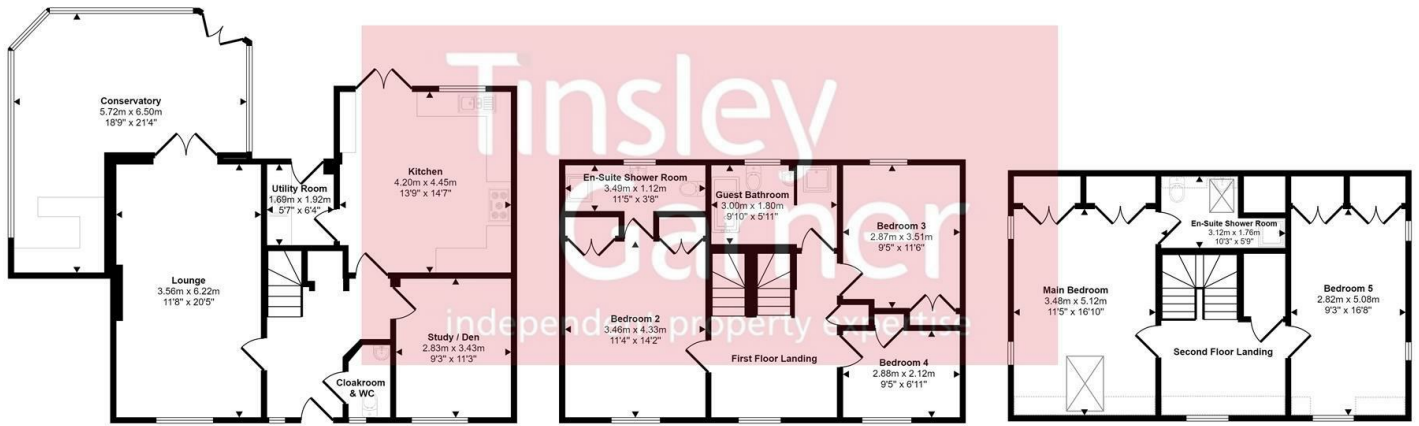
For sale by private treaty, subject to contract.
Vacant possession on completion.

Directions

The house is discretely located on the edge of the development, hidden in plain sight but not necessarily easy to find first time round! Turn off Navigation Loop into Joules Drive and then turn first right into Cressey Close. Turn onto the drive immediately after number 3 Cressey Close and follow it to the top where you will find the house identified by the duck egg blue garden fence.



Approx Gross Internal Area
213 sq m / 2288 sq ft



Ground Floor
Approx 96 sq m / 1035 sq ft

First Floor
Approx 60 sq m / 641 sq ft

Second Floor
Approx 57 sq m / 612 sq ft

Denotes head height below 1.5m

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		70	82
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		55	69
EU Directive 2002/91/EC			