

**Tinsley  
Garner**  
independent property expertise



21, Chandlers Way, Stone, ST15 8LY



**Asking Price £650,000**

This is in our opinion, one of the loveliest modern suburban houses you will currently find for sale in Stone, but don't just take our word for it, have a look for yourselves! Immaculately maintained and beautifully presented throughout, the house offers spacious accommodation with three reception rooms, fabulous contemporary style kitchen with space for casual dining complemented by five bedrooms, two en-suite and a family bathroom. The house is at the end of a private drive and as such enjoys one of the largest plots on the development with gardens to three sides offering endless opportunity for outdoor living, adjoining allotments along one boundary and with open views to the front. Chandlers Way is a popular and sought after cul-de-sac located less than ¼ mile from Stone town centre, close to the canal tow path and within walking distance of a host of amenities.



01785 811 800

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#### Porch

#### Entrance Hall

A bright & spacious reception area with wood effect flooring throughout, half glazed front door and staircase to the first floor landing. Radiator. Large storage cupboard which also houses the hot water tank.

#### Cloakroom & WC

With contemporary style suite comprising; WC and semi-pedestal basin. Ceramic tiled floor and part tiled walls. Under stairs store cupboard. Radiator.

#### Lounge

A spacious sitting room with rear facing bay window and French doors opening to the patio and gardens. Wood effect flooring, feature fireplace with electric flame effect fire. Radiator.

#### Dining Room

The dining room features a bay window to the front of the house and French doors to the side opening onto a sunny patio area. Wood effect flooring. Radiator.

#### Family Room

a useful addition to the living space, ideal as either a kid's den or home office. Bay window to the front of the house and wood effect flooring. Radiator.

#### Breakfast Kitchen

A smart and stylish contemporary kitchen with space for casual dining. The kitchen features an extensive range of wall & base cabinets with mixture of painted and wood effect handle less cabinet doors, matching dresser unit, white quartz work surfaces and breakfast bar in concrete effect laminate. Integrated appliances comprising; ceramic induction hob with stainless steel extractor hood over, eye level electric double oven, fully integrated dish washer, refrigerator and freezer. Under set 1½ bowl sink unit with chrome mixer tap. Inset low energy lighting. Rear facing window overlooking the garden and French doors opening to the patio. Ceramic tiled floor extending through to the utility room, Radiator.

#### Laundry

Adjoins the kitchen featuring base units with work surface and inset sink unit. Space for a washing machine & dryer. Wall mounted Baxi gas fired combi boiler. Half glazed door to the side of the house.

#### Landing

Airing cupboard and access hatch to loft space.

#### Main Bedroom

A large main bedroom which features two sets of built in wardrobes with sliding mirror doors. Radiator. Two windows to the front of the house enjoying open views towards pasture land in the near distance.

#### En-Suite Shower Room

A full en-suite bathroom featuring a white suite with bath, walk-in shower enclosure with glass screen and thermostatic shower, semi-pedestal basin & WC. Part ceramic tiled walls, inset low energy lighting and chrome heated towel radiator. Window to the side of the house. Wood effect flooring.

#### Bedroom 2

Double bedroom with front facing window enjoying open views, wood effect flooring. Radiator.

#### En-Suite

fitted with a white suite comprising; walk-in shower with glass screen and thermostatic shower, semi-pedestal basin & WC. Part ceramic tiled walls, heated towel radiator. Window to the side of the house.

#### Bedroom 3

Double bedroom with rear facing window. Radiator.

#### Bedroom 4

Generous single bedroom with rear facing window. Radiator.

#### Bedroom 5

Double bedroom with rear facing window. Wood effect floor. Radiator.

#### Bathroom

With white suite comprising bath with mixer shower attachment, semi-pedestal basin & WC. Part ceramic tiled walls and wood effect floor. Window to the side of the house. Radiator.

#### Outside

The house is located at the end of a private drive on the edge of this popular and sought after residential development, strolling distance to the town centre, tennis club and within easy reach of almost everything that Stone has to offer. Step outside and you will discover arguably one of the largest suburban gardens in this part of Stone, with lawn gardens extending to the rear and side of the house. There is plenty of space for outdoor living with paved patio area to the rear and also to the side of the house for taking full advantage of the evening sun. Driveway parking for 3 / 4 cars, leading to a detached 2 cars garage with twin up and over doors, light & power. Additional storage space to the rear and side of the garage.

#### General Information

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

Tenure; Freehold

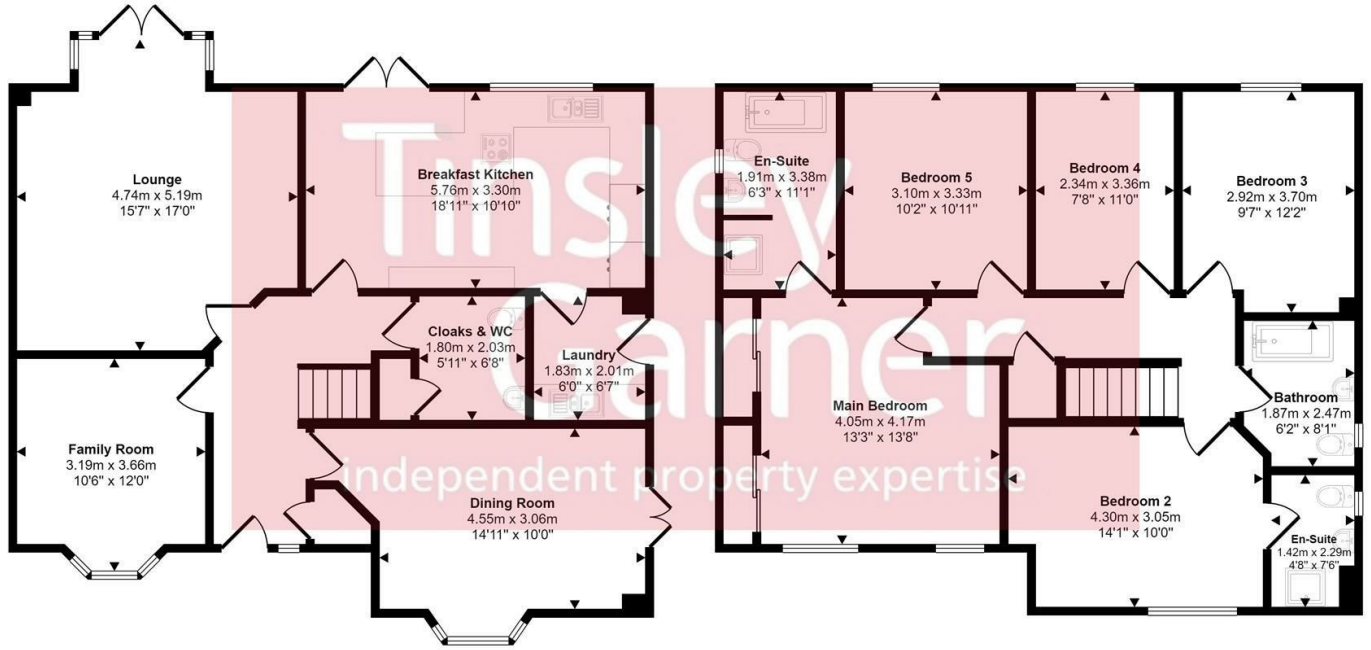
Council Tax Band F

Viewing by appointment

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



Approx Gross Internal Area  
177 sq m / 1909 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			
(81-91) B		85	85
(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		81	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	