



2, The Paddocks, Yarnfield, Stone, ST15 0TF



**Asking Price £289,950**

In our opinion probably one of the best bungalows currently available for sale in the Stone area. The property is beautifully presented throughout having been completely renovated by its present owners and presents stylish accommodation which is ready for immediate occupation. Featuring; lounge with adjoining study area, open planing kitchen with space for dining, 2 double bedrooms and a luxurious shower room. Step outside and you will discover gardens purpose-designed for maximum enjoyment and minimum maintenance whilst providing ample space for outdoor living. Off road parking for 3 cars, detached single garage and space to accommodate a caravan or camper behind the building line. Situated in a popular village location a shade over 3 miles from Stone town centre and within easy reach of both Eccleshall and Swynnerton.



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



#### Entrance Hall

With part glazed composite outer door, wood effect flooring.

#### Lounge

A spacious living room with adjoining study area. The sitting area has a feature fireplace with wooden surround and electric fire, TV aerial connection point & radiator. Wood effect flooring through to the study area.. Two windows to the front of the bungalow.

#### Dining Kitchen

A spacious open plan kitchen with space for dining. The kitchen features an extensive range of wall cupboards with traditional style painted cabinet doors with quartz effect work tops and Belfast ceramic sink unit, chrome mixer tap and oak draining board. Slot-in 'Stoves' stainless steel cooker with matching extractor hood, part ceramic tiled walls and tiled floor. Two windows to the rear overlooking the garden, composite 'stable' door to the rear. Inset low energy lighting. Radiator.

#### Inner hall

With large airing cupboard, access hatch to loft space. Wood effect flooring.

#### Bedroom 1

Double bedroom with window to the front of the bungalow. Radiator.

#### Bedroom 2

Double bedroom with window to the rear of the bungalow. Radiator.

#### Shower Room

A luxurious modern shower room featuring a large walk-in shower enclosure with glass screen and thermostatic shower, pedestal basin & WC.. Ceramic tile floor and wall tiling to half height. Chrome heated towel radiator. Window to the rear.

#### Outside

The bungalow occupies a generous size plot with gardens front & rear, driveway parking for 2/3 cars, single detached garage and space to accommodate a caravan or camper behind the building line. To the rear the property enjoys a fully enclosed low maintenance garden which is not overlooked from the rear. Featuring an extensive paved patio, raised borders with a variety of shrubs and trees and storage area to the rear of the garage.

#### General Information

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

Upvc double glazing throughout including soffits & fascias, new gas central heating boiler.

Council Tax Band D

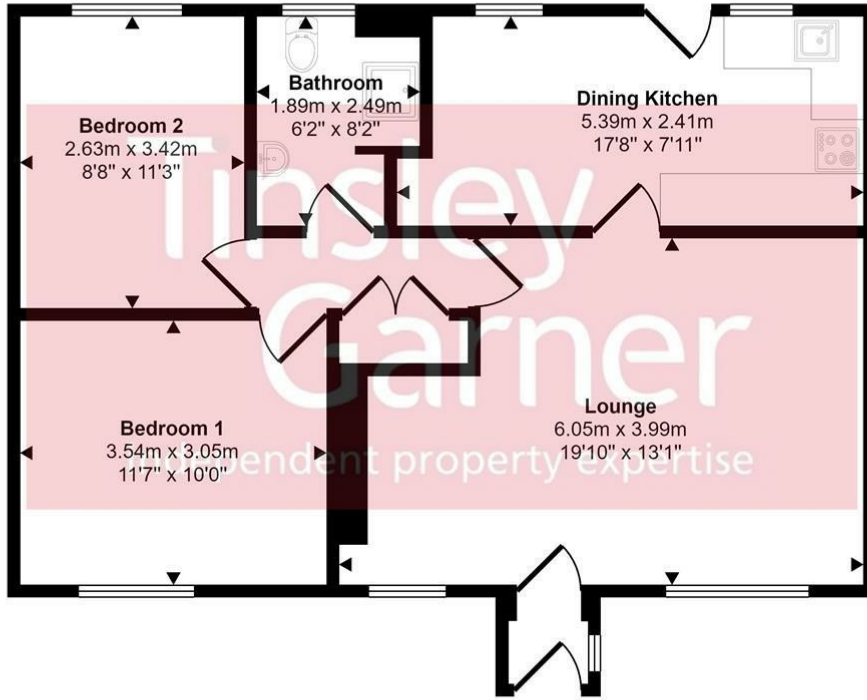
Tenure; Freehold

Viewing by appointment

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



Approx Gross Internal Area  
65 sq m / 704 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.

