



4, Castle Court, Stone, ST15 8YY



**Asking Price £240,000**

A modern semi-detached house in a quite unique location tucked away in the corner of green and leafy cul-de-sac adjoining parkland to the side. This is a lovely house, beautifully presented throughout and offers good size accommodation with; entrance hall, cosy living room, open plan dining kitchen with door to the gardens, two bedrooms and a stylish modern bathroom. Step outside and you will discover a fabulous large garden which offers oodles of space for outdoor living, room for a veggie garden if that's your thing and space to extend the house without compromising the garden. Great location with open aspect and parkland to the side, close to the canal and a little over a mile from Stone town centre. Modern gas central heating and upvc double glazing throughout. A super house in the best of locations, viewing essential.



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#### Entrance Hall

Canopy Porch to the outside, composite part glazed front door and wood effect flooring. Stairs to the first floor landing.

#### Lounge

A comfortable sitting room with window to the front of the house overlooking the garden, wood effect flooring and wood panelling to two walls. TV aerial connection and under stairs store cupboard. Radiator.

#### Dining Kitchen

Good size open plan kitchen with space for a dining table. The kitchen is fitted with a range of wall & base cupboards with traditional style painted cabinet doors and coordinating wood effect work surfaces with inset sink uni and mixer tap. Fitted appliances comprise; ceramic electric hob with glass splash panel and stainless steel extractor, built-under electric oven, plumbing for ashing machine and space for an upright fridge/freezer. Wood effect floor throughout. Radiator. Two window to the rear and door to the gardens from the dining area.

#### Landing

Window to the side of the house, access hatch to loft space. Radiator.

#### Bedroom 1

Double bedroom with window to the front of the house. Recess for wardrobe and separate linen cupboard. Radiator.

#### Bedroom 2

Single bedroom with window to the rear of the house. Radiator.

#### Bathroom

Fitted with a white suite comprising; 'P-shape' shower bath with glass screen and thermostatic shower, vanity basin & enclosed cistern WC. Ceramic wall tiling to full height in the shower area and wood effect flooring. Window to the rear of the house. Radiator.

#### Outside

The house is tucked away at the end of this quiet cul-de-sac, set in a large end plot which adjoins a park area to the side. There are gardens to three sides, which are mainly lawn with established borders and sunny south west facing aspect to the rear. Patio area and oodles of space for outdoor living. There is plenty of space to extend the property (subject to planning) without compromising the garden. Off road parking for two cars to the front of the house.

#### General Information

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

Council Tax Band B

Tenure; Freehold

Viewing by appointment

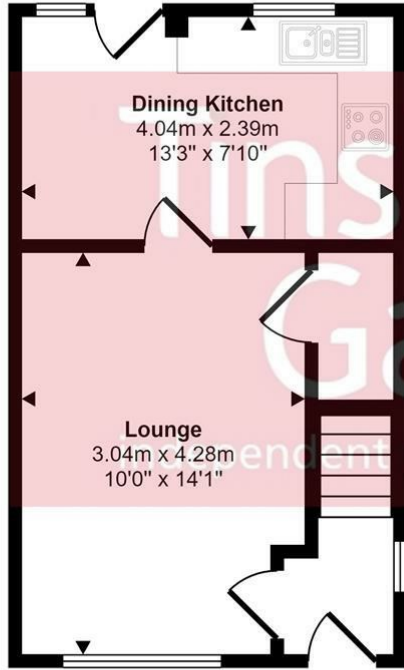
For sale by private treaty, subject to contract.  
Vacant possession on completion.







Approx Gross Internal Area  
55 sq m / 590 sq ft



Ground Floor  
Approx 27 sq m / 295 sq ft



First Floor  
Approx 27 sq m / 295 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			90
(81-91) B			
(69-80) C		70	
(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			
(69-80) C		69	
(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	