

**Tinsley
Garner**
independent property expertise



21, Harrow Place, Stone, ST15 8ST



Asking Price £410,000

An immaculately presented family home in one of Stone's prettiest residential cul-de-sacs. This property has been extensively upgraded offering comfortable, well proportioned accommodation which is appointed to the highest of standards throughout. The downstairs features an open plan lounge with adjoining dining area, complemented by a sunny conservatory and stylish breakfast kitchen with separate utility. Upstairs there are four good size bedrooms, stylish en-suite and upgraded family bathroom. Step outside and you will find the most delightful mature garden which enjoys sunshine throughout the day and offers endless opportunities for outdoor living. A lovely house in a great location. Viewing essential.



01785 811 800

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



Enclosed Porch

Fully enclosed storm porch with upvc wood effect outer door and windows.

Entrance Hall

A welcoming reception area which has a part glazed inner door, natural wood floor and staircase to the first floor landing with storage below.

Cloakroom & WC

Fitted with a white suite comprising: WC & hand basin. Radiator.

Lounge

A pleasant sitting room with window to the front of the house and opening through to the adjoining dining area. Feature period style fireplace with stone surround, inset, hearth and living flame gas fire. TV aerial connection & radiator. Oak floor extending through to the dining area.

Dining Room

Adjoins the lounge with sliding patio windows to the rear opening through to the conservatory. Oak floor. Radiator.

Conservatory

A lovely garden room extension making a great addition to the living space, built on a brick base with upvc double glazed windows, louvred roof panels and French doors opening to the patio. The windows all have fitted blinds and the glass on the boundary side is mirrored for additional privacy. Oak floor.

Breakfast Kitchen

A stylish upgraded kitchen with space for casual dining. The kitchen features an extensive range of all and base cupboards with painted 'Shaker' style doors, stainless steel handles and contrasting black granite effect work surfaces with inset sink unit. Fitted appliances comprise: ceramic electric hob with stainless steel extractor hood, built-under electric double oven, fully integrated dish washer and recess for a tall refrigerator. Ceramic tiled floor throughout and wall tiling between the work surfaces and wall cupboards. Window to the rear and side of the house. Half glazed door to the side.

Utility Room

The utility room adjoins the kitchen and is formed from a partial garage conversion. Plenty of storage, plumbing for a washing machine and space for a dryer. Wall mounted gas fired central heating boiler. Internal door through to the garage.

Landing

Access hatch to loft space.

Bedroom 1

Double bedroom with window to the front of the house. Fitted wardrobes to two walls with matching bedside cabinets. Radiator.

En-Suite Shower Room

With a white suite comprising: shower enclosure with glass screen and thermostatic shower, basin in vanity unit with additional storage cupboard, WC. Tiled floor and part ceramic tiled walls. Radiator.

Bedroom 2

Double bedroom with window to the front of the house. Fitted wardrobe to one wall. Radiator.

Bedroom 3

Double bedroom with window to the rear of the house. Wood effect laminate floor. Radiator

Bedroom 4

Double bedroom set up with a pull out bed and desk with window to the rear of the house. Radiator.

Bathroom

Featuring a stylish modern suite with corner quadrant shower enclosure with glass screen and thermostatic shower, bath with hand shower over, pedestal basin & WC. Ceramic tiled walls and tiled floor. Window to the rear of the house. Radiator.

Outside

The house enjoys the most delightful mature gardens set in a sunny south-west facing plot with sunshine throughout the day. The rear garden features a lawn area with planted borders, raised wooden deck and extensive Indian stone patio extending across the rear of the house. Off road parking for 2 / 3 cars and integral garage with up and over door. The garage has been part converted to form the utility but could easily be re-instated of required.

General Information

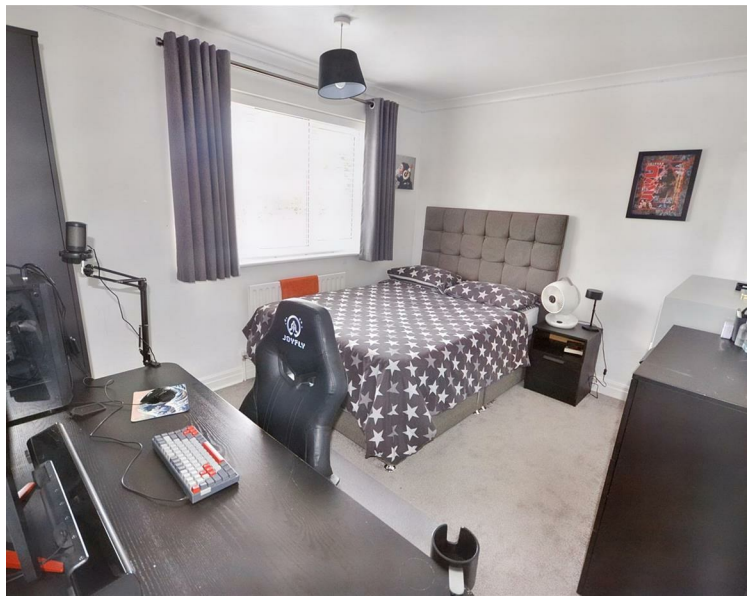
Services: Mains gas, water, electricity & drainage. Gas central heating,

Tenure; Freehold

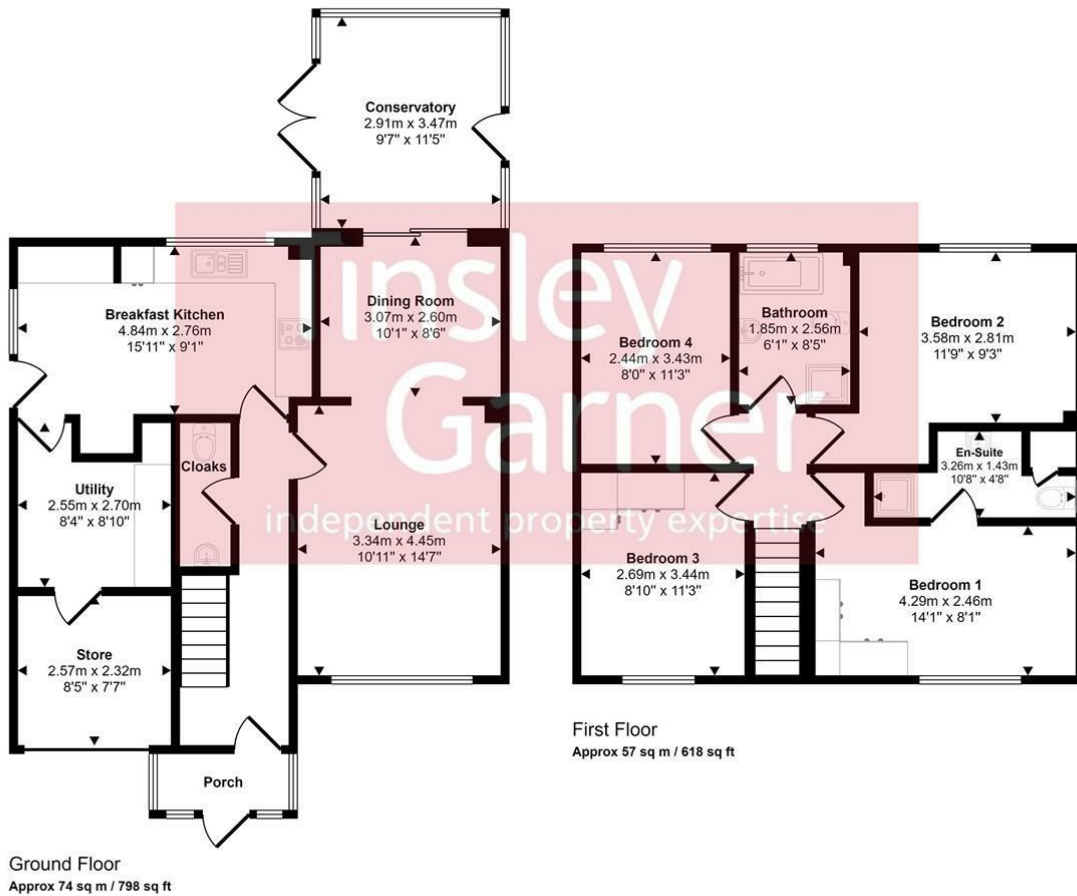
Council Tax Band D

Viewing by appointment

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



Approx Gross Internal Area
132 sq m / 1416 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
(81-91) B			
(69-80) C			
(55-68) D		67	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		69
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 