



9, Dorney Close, Yarnfield, Stone, ST15 0GS



Asking Price £347,500

Why settle for 'ordinary' when you could treat yourselves this gem of a property? This modern family home has been extensively upgraded and re-modelled by the present owners and is beautifully presented throughout. Offering good size accommodation with large sitting room, separate family room, stylish open plan dining kitchen with French doors opening to the gardens, utility room and downstairs loo. Upstairs features four well proportioned bedrooms, with en-suite shower room to the main bedroom and a stylish family bathroom. The house is in a quiet cul-de-sac position right on the edge of the popular Yarnfield Park development, set in larger than average gardens with a sunny west facing aspect and not overlooked from the rear. Walking distance of the village centre, the highly regarded primary school and within easy commuting distance of Stone, Eccleshall, The Potteries and Stafford. Viewing Essential.



01785 811 800

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



Hallway

Reception area with part glazed front door and stairs to the first floor landing. Karndean wood effect flooring which flows through to the lounge and dining kitchen. Glazed doors to the lounge and family room.

Lounge

Comfortable living room with window to the front of the house and door through to the dining kitchen. Faux chimney breast with feature fireplace and installation for a wall mounted TV. Wood effect flooring. Under stairs store cupboard. Radiator.

Family Room

A useful addition to the living space which makes a perfect family room, kid's den or home office. Converted from the former garage with window to the front of the house and glazed door through to the dining kitchen. Installation for wall mounted TV. Radiator.

Dining Kitchen

A large open plan kitchen with space for dining with French doors to the rear opening to the patio and gardens. The kitchen features an extensive range of wall and base cupboards with bespoke painted cabinet doors and coordinating granite work surfaces with under set sink unit and mixer tap. Integrated appliances comprise; gas hob with extractor over, eye level electric oven, fully integrated dish washer, refrigerator and freezer. Part ceramic tiled walls, wood effect flooring. Radiator.

Utility Room

Wall & base cupboards matching the kitchen. Plumbing for washing machine and wall mounted gas fired combi boiler concealed in a wall cupboard. Half glazed door to the rear of the house. Radiator.

Cloakroom & WC

White suite comprising; hand basin & WC. Wood effect flooring. Radiator.

Landing

Linen cupboard & separate airing cupboard. Access hatch to loft space which has been professionally boarded & certified for storage.

Bedroom 1

Double bedroom with window to the front of the house. Installation for wall mounted TV. radiator.

En-Suite Shower Room

Suite comprising; walk-in shower enclosure with glass screen and thermostatic shower, vanity basin & WC. Wood effect flooring. Radiator.

Bedroom 2

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

Bedroom 3

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

Bedroom 4

Generous size single bedroom with window to the rear of the house. Radiator.

Bathroom

White suite comprising; bath, pedestal basin & WC. Part ceramic tiled walls and wood effect floor. Radiator. Window to the rear of the house.

Outside

The house enjoys a larger than average plot for this development with good size gardens and parking for two cars at the front. Large paved patio area with plenty of space for outdoor living, cosy sitting area at the bottom of the garden and space to accommodate a garden shed. Lawn garden with well stocked shrub borders and sunny west facing aspect.

General Information

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

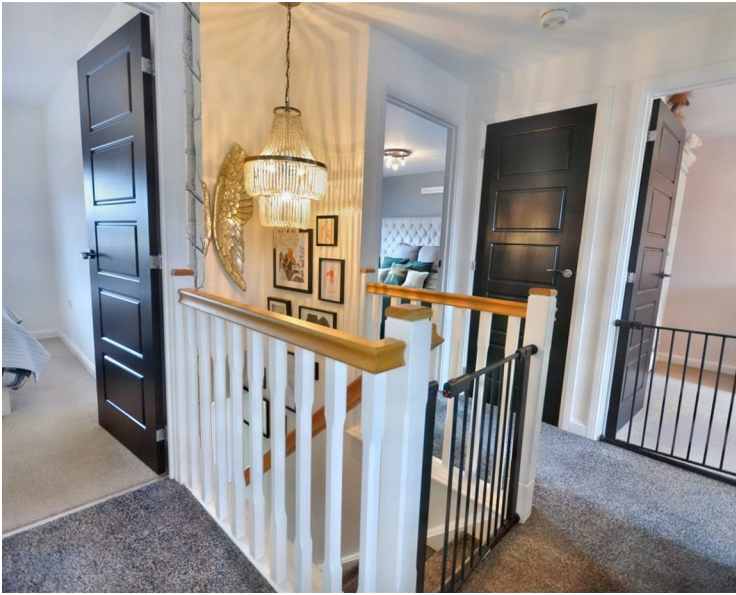
Council Tax Band D

Tenure: Freehold

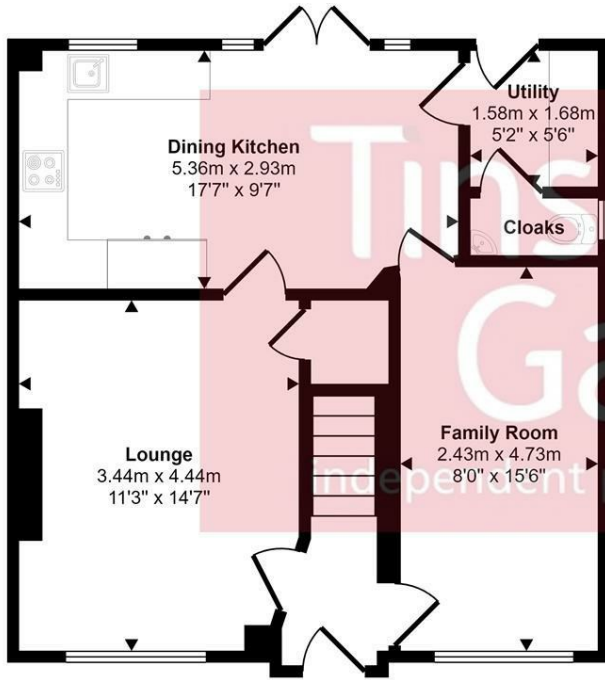
Viewing by appointment.

For sale by private treaty, subject to contract.

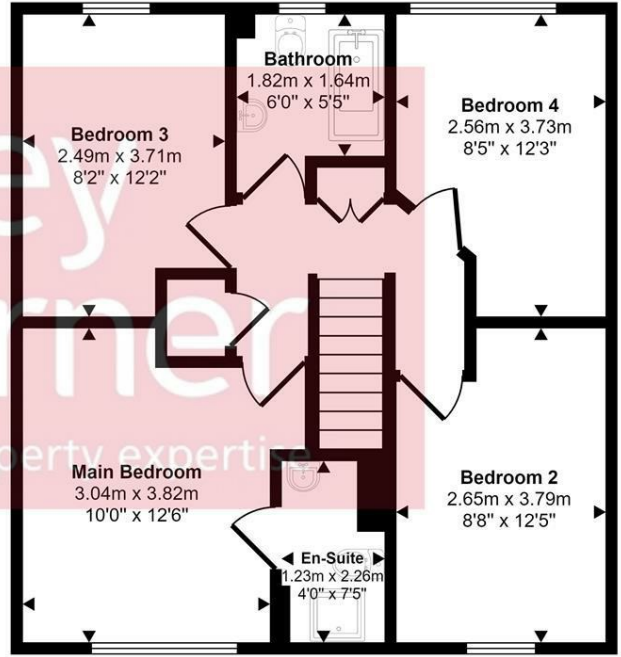
Vacant possession on completion.



Approx Gross Internal Area
109 sq m / 1172 sq ft



Ground Floor
Approx 54 sq m / 578 sq ft



First Floor
Approx 55 sq m / 594 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			93
(81-91) B		83	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			92
(81-91) B		81	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	