



1, Fernie Close, Stone, ST15 8YD



**Asking Price £390,000**

A mature detached family home set in a quiet and sought after cul-de-sac position on the southern outskirts of Stone. The property offers good size accommodation comprising: entrance hall, living room, dining room, garden room, fitted kitchen, guest cloakroom and an integral garage. The first floor offers four bedrooms, en-suite shower room to the main bedroom, and a family bathroom. Approached via a tarmac driveway providing off road parking, also benefitting from Upvc double glazed windows, gas combi central heating and mature gardens to both front and rear. Conveniently located within easy reach of a host of local amenities, strolling distance to Stone town centre and Aston Marina. Early Viewing Essential.



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#### Entrance Hall

A wooden part obscure glazed front door opens to the reception hall. With ceiling coving, radiator, central heating thermostat, carpet, doorways to the living room, kitchen and access to the first floor stairs.

#### Guest Cloakroom

Fitted with a white suite comprising: WC and vanity wash hand basin with tiled splash-back, chrome taps and storage cabinet. Recessed ceiling lights, radiator and carpet.

#### Living Room

A spacious reception room offering ceiling coving, wooden fire surround with marble back and hearth, Upvc double glazed square bay window to the front elevation, gas central heating system fan convactor, carpet, TV connection and glazed double doors opening to the dining room.

#### Dining Room

Offering an aluminium double glazed pivot door opening to the rear patio and garden, ceiling coving, gas central heating system fan convactor, carpet and archway to the kitchen.

#### Kitchen

Fitted with a range of wall and floor units, under wall unit lighting, marble effect work surfaces with inset 1½ bowl composite sink and drainer with mixer tap. Radiator, Upvc double glazed window overlooking the rear garden, tiled floor, under stairs storage cupboard and doorway to the garden room. Appliances including: gas hob and integral electric double oven. With plumbing for both a dishwasher and washing machine, space for an upright fridge freezer.

#### Garden Room

Presently used as an additional storage area. A double glazed external door with matching side window opens to the rear garden, also with radiator, tiled floor and doorway to the integral garage.

#### First Floor

##### Stairs & Landing

Traditional stained spindle, newel post and banister stairs lead to a galleried landing. With carpet throughout, ceiling coving, Upvc double glazed window to the side aspect and loft access.

##### Bedroom One

A spacious master bedroom offering a Upvc double glazed square bay window to the front aspect, built-in wardrobes and storage to one wall, radiator, gas central heating system fan convactor, carpet and doorway to the en-suite shower room.

##### En-suite Shower Room

Fitted with a white suite comprising: WC, vanity wash hand basin with chrome taps, tiled splash-back and storage unit,

shower enclosure with mains fed thermostatic shower system. Recessed ceiling lights, Upvc obscure double glazed window to the side elevation, radiator, extractor fan and carpet.

##### Bedroom Two

Offering a Upvc double glazed window to the rear of the house, ceiling coving, built-in wardrobes and storage, radiator and carpet.

##### Bedroom Three

With Upvc double glazed window to the rear of the property, built-in wardrobe, radiator and carpet.

##### Bedroom Four

Offering a Upvc double glazed window to the front of the house, exposed floor boards, radiator and airing cupboard housing a wall mounted Worcester Greenstar 30 cdi gas combi central heating boiler.

##### Family Bathroom

Fitted with a white suite comprising: WC, pedestal wash hand basin with chrome taps, standard bath, panel and shower screen with chrome taps and mains fed thermostatic shower system above. Part tiled walls, radiator, Upvc obscure double glazed window to the side aspect, shaver point, extractor fan and carpet.

##### Outside

The property is approached via a tarmac driveway providing off road parking before an integral garage. The garage has an electrically operated steel up and over door, power and lighting.

##### Front

The front garden offers a gravelled rockery area with shrubs and trees, stocked border to one side, block paved pathway and open porch with coach light before the front door. There is gated side access to the rear garden via a paved pathway.

##### Rear

The enclosed south easterly facing rear garden offers a paved patio, lawn, stocked borders and flowerbeds, trees, bushes, timber fence panelling and an external water connection.

##### General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band E

##### Services

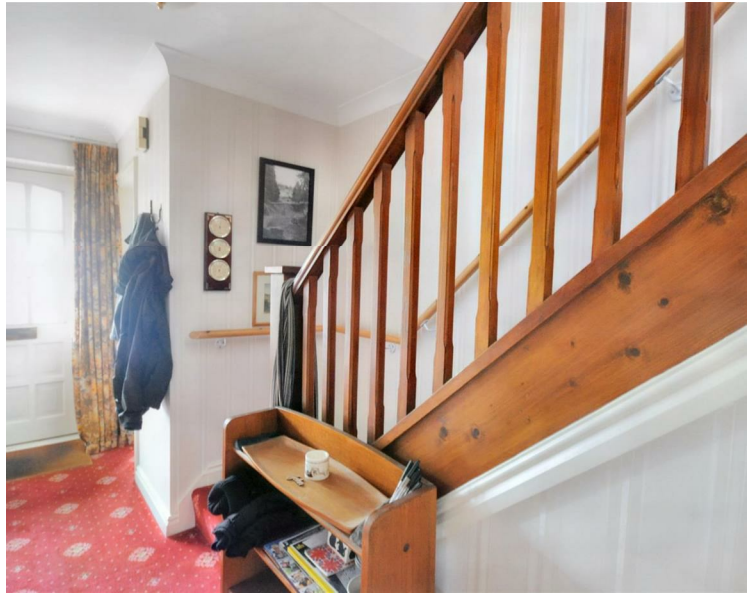
Mains gas, electricity, water and sewerage.

Gas combi central heating.

##### Viewings

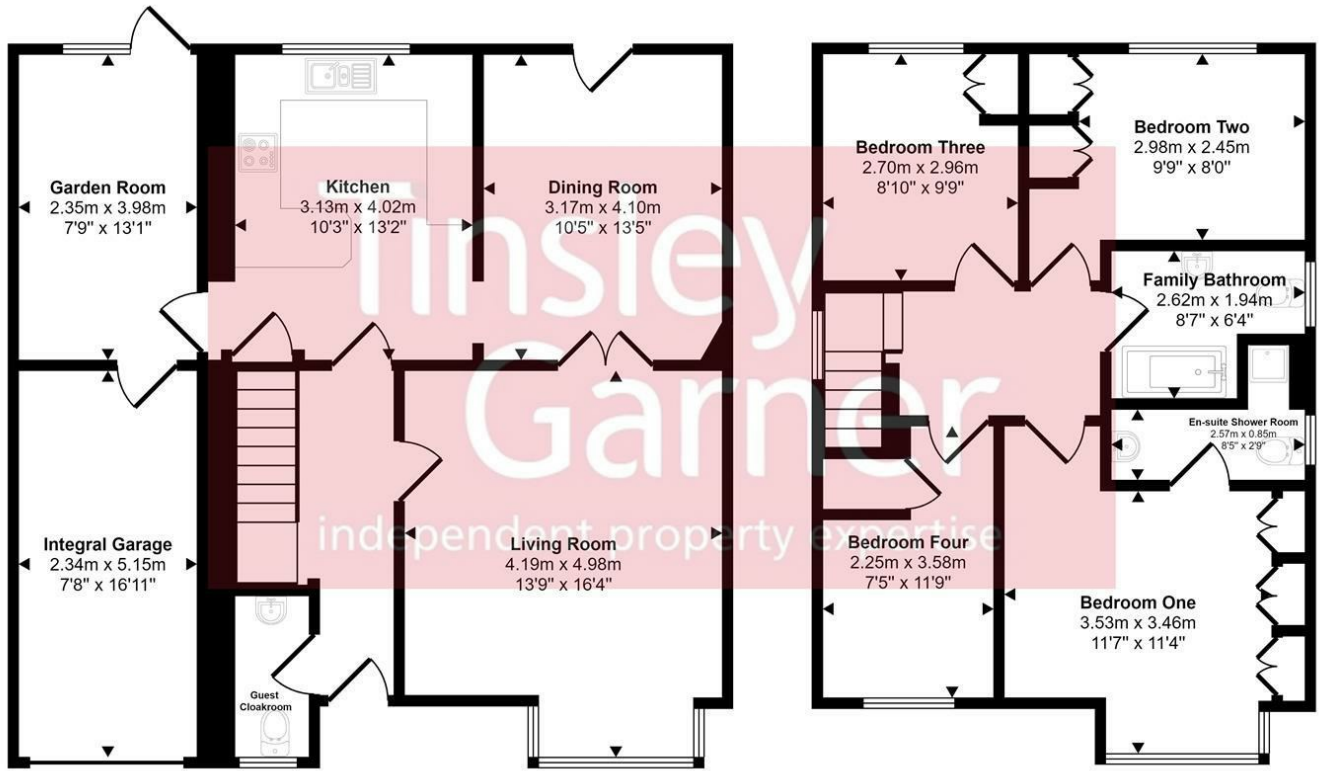
Strictly by appointment via the agent.







Approx Gross Internal Area  
138 sq m / 1489 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			
(69-80) C			
(55-68) D			
(39-54) E		53	
(21-38) F			
(1-20) G			71
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			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		39	
(1-20) G			69
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	