

**Tinsley
Garner**
independent property expertise



7, Newlands Close, Stone, ST15 0LX



Asking Price £205,000

An immaculately presented semi-detached house in a quiet cul-de-sac location on the western outskirts of Stone. This property is beautifully presented throughout, having been extensively updated by the present owners and is ready for immediate occupation. Good size accommodation features a large sitting room with conservatory extension to the rear, stylish kitchen, two bedrooms and modern shower room. Step outside and you will discover a larger than average garden which enjoys a sunny west facing aspect and offers plenty of space for outdoor living, together with off road parking and attached garage with electric roller shutter door. In pristine condition inside and out, upvc double glazing and modern gas central heating. Great location on the edge of Stone and yet still within easy reach of local shops, schools, the town centre and railway station.



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Entrance Hall
With composite front door, large cloaks cupboard. Radiator.

Kitchen
The kitchen features a range of wall & base cupboards with traditional style white cabinet doors, stainless steel handles and grey granite effect work surfaces with inset sink unit. Ceramic electric hob with extractor over and built-under electric oven, plumbing for washing machine and space for a fridge & Freezer. Part ceramic tiled walls and tile effect floor. Window to the front of the house.

Lounge
A good size living room with glazed French doors to the rear opening through to the conservatory, open plan staircase to the first floor landing. TV aerial connection. Radiator.

Conservatory
A great addition to the living space, this large conservatory is built on a brick base with upvc double glazed windows and sliding patio door opening to the garden. Wood effect flooring. Radiator.

Landing

Bedroom 1
Double bedroom with two rear facing windows. Large built-in wardrobe. Radiator.

Bedroom 2
Generous single bedroom with window to the front of the house. Radiator.

Shower Room
Fitted with a stylish white suite comprising; corner quadrant shower enclosure with glass screen and thermostatic shower, vanity basin & WC. Tiled floor and wall tiling to full height. Inset low energy lighting. Radiator.

Outside
The house occupies a corner plot at the end of the cul-de-sac enjoying a generous size west facing rear garden with lawn area, planted borders and large paved patio area. Driveway parking for one car and attached single garage with electric roller shutter door, light & power. Door to the rear garden.

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.



