

**Tinsley
Garner**
independent property expertise



3, The Avenue, Stone, ST15 8DG



£575,000

No.3 The Avenue offers Victorian splendour with a modern twist, an immaculate presented family home with a stylish and very high specification bespoke finish. The accommodation comprises; reception hallway, spacious living room, dining/garden room, kitchen, separate utility, guest cloakroom, large cellar, four bedrooms and a luxurious bathroom. Also benefitting from a delightful south west facing garden, detached garage, gas combi central heating plus hardwood double glazed windows and doors. All of this conveniently located within strolling distance of Stone town centre. Early viewing essential - Don't blink or it will be gone!



01785 811 800

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



Reception Hall

A hardwood part obscure double glazed front door with window light above opens to the welcoming reception hallway. With ornate ceiling roses, coving and archway, fitted door mat and carpet, panelled stairwell, vertical radiator and doorways to the living room, kitchen, cellar, and access to the first floor stairs.

Living Room

A spacious reception room offering a hardwood double glazed bay window to the front elevation with fitted shutters, an Adams style fire surround with brick back, tiled hearth and inset Chesneys Alpine wood burning stove. Ornate ceiling roses and coving, two vertical radiators, oak parquet flooring, fitted alcove storage and shelving, Sky Media connection.

Dining / Garden Room

Open plan to the living room and kitchen with hardwood double glazed vaulted ceiling, french doors and windows opening to the rear garden, tiled floor, feature tiled wall and fitted storage unit with shelving.

Kitchen

A bespoke fitted kitchen with a range of wall and floor units, solid oak block work surfaces and upstands, brick tile splash-backs and underset stainless steel sink with chrome swan neck mixer tap. Recessed ceiling lights, radiator, tiled floor and doorway to the utility.

Fisher Paykel appliances including: range cooker with extractor hood and light above, integral dishwasher, freestanding American style fridge freezer and separate full height wine chiller.

Utility

With fitted wall and floor units, solid oak block work surface and upstand, half panelled walls, hardwood double glazed windows to the side and rear aspects, part glazed external door to the rear garden. Recessed ceiling lights, radiator, tiled floor, wall mounted Worcester 40cdi gas combi central heating boiler, doorway to the guest cloakroom.

With plumbing for a washing machine and space for a tumble dryer.

Guest Cloakroom

Fitted with a white suite comprising: low level push button WC, vanity wash hand basin with chrome mixer tap. Recessed ceiling light, part tiled walls, radiator, hardwood obscure double glazed window to the rear of the property and tiled floor.

Cellar

Brick steps lead down to a good size cellar with stillage, power, lighting and plenty of storage space.

First Floor

Stairs & Landing

Traditional painted spindle, newel post and banister stairs lead to a galleried landing with carpet throughout and vertical radiator.

Bedroom Two

With hardwood double glazed window to the front of the house, ceiling coving, radiator and carpet.

Bedroom Three

A third double bedroom offering a hardwood double glazed window overlooking the rear garden and beyond, vertical radiator and carpet.

Bedroom Four

Presently used as a study with BT fibre broadband connection, hardwood double glazed window to the front aspect, radiator and carpet.

Family Bathroom

A fabulous luxury bathroom offering a white suite comprising: freestanding bath with pillar mixer tap, counter-top wash hand basins with large storage unit and mixer tap, low level push button WC, oversize shower enclosure with mains fed thermostatic rain head shower. Fully tiled walls, tiled floor with under floor heating, bespoke heated towel radiators/poles, hardwood obscure double glazed window to the rear elevation.

Second Floor

Stairs & Landing

With traditional painted spindle, newel post and banister stairs, hardwood double glazed window to the rear aspect, eaves storage, carpet and storage cupboard.

Bedroom One

Offering a vaulted ceiling with exposed beams, brick feature wall, radiator, carpet, TV connection and hardwood double glazed window to the rear of the property enjoying a far reaching view over the roof tops towards the town centre in the distance.

Outside

The property is mid-terrace with on road parking to the front and also vehicle access to the rear with a detached garage. The garage has double doors, fitted shelving and storage racks, power, lighting, side and rear windows plus a side access door from the garden.

Front

With low boundary front wall, shrub border, tiled pathway and step to an archtop open porch with coach lights before the front door.

Rear

The tiered courtyard south west facing rear garden offers; walled boundaries, a block paved patio and courtyard, timber decked chill out area and log storage spaces. External shower, power and lighting, access gate to the rear lane.

General Information

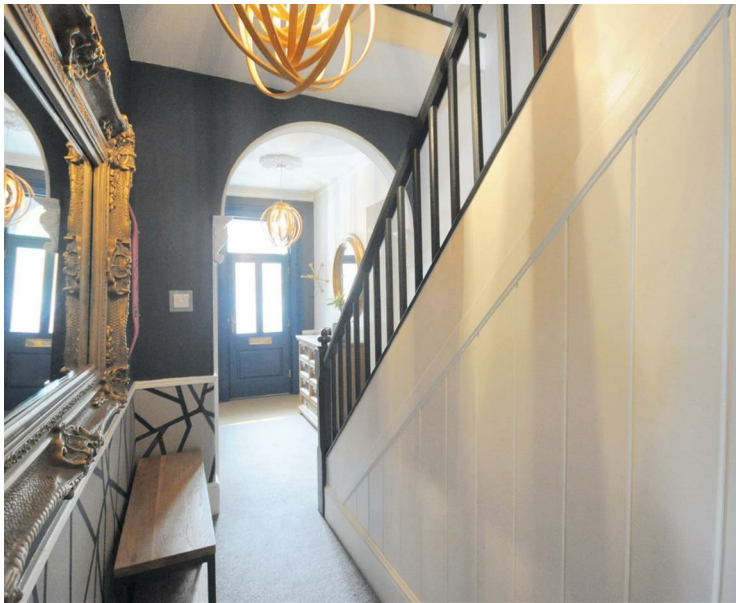
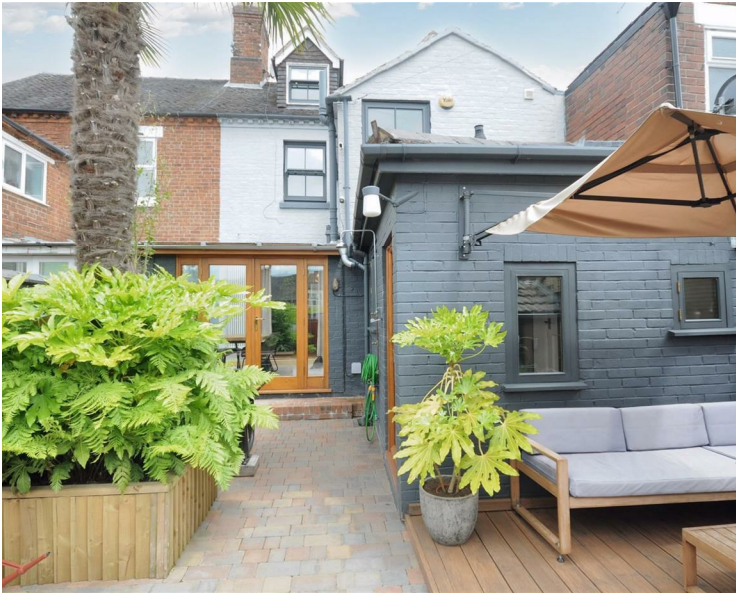
For sale by private treaty, subject to contract.
Vacant possession on completion.

Services

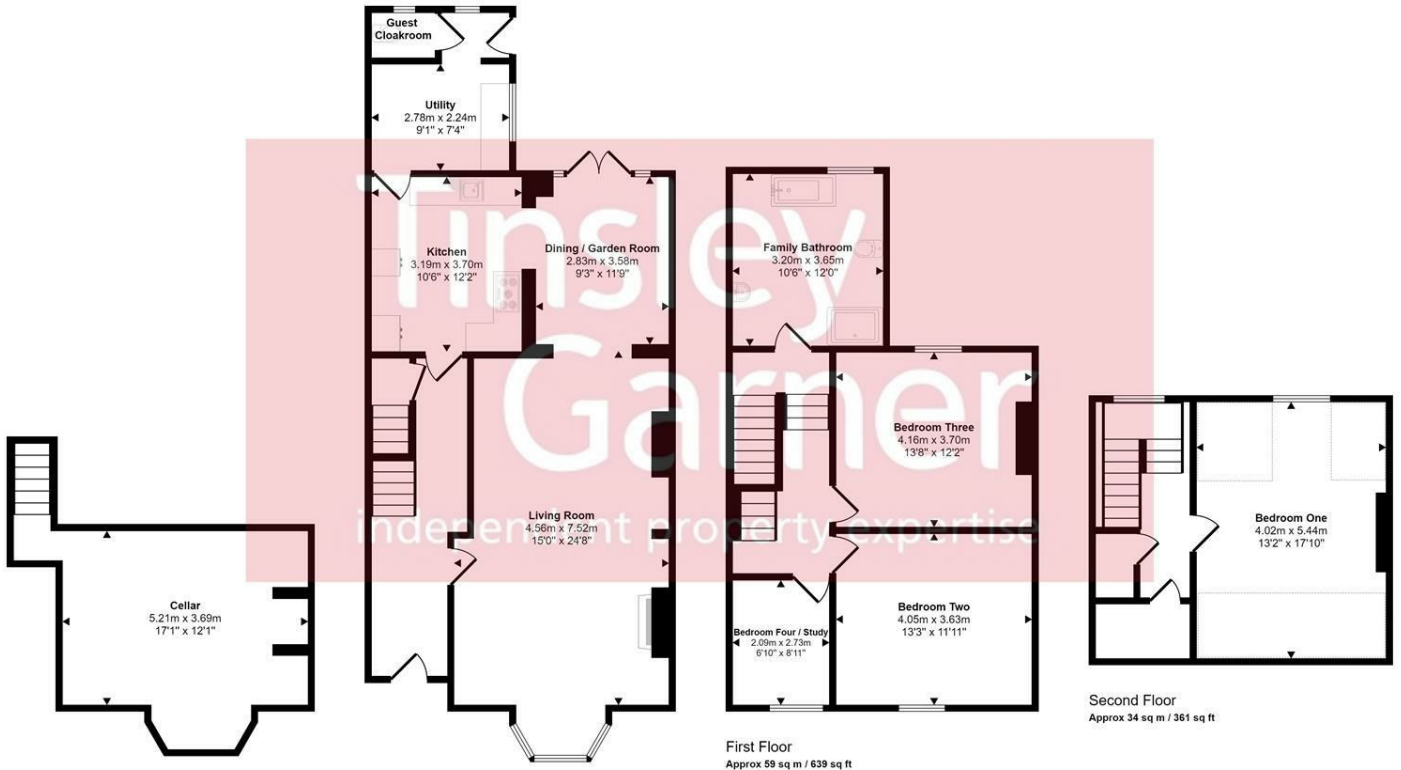
Mains gas, water, electricity and drainage.
Gas combi central heating.
Council Tax Band E

Viewings

Strictly by appointment via the agent.



Approx Gross Internal Area
198 sq m / 2129 sq ft



Cellar
Approx 23 sq m / 249 sq ft

Ground Floor
Approx 82 sq m / 879 sq ft

First Floor
Approx 59 sq m / 639 sq ft

Second Floor
Approx 34 sq m / 361 sq ft

Denotes head height below 1.5m

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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	75

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(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	55