



96, The Fillybrooks, Stone, ST15 0DL



**£425,000**

An opportunity to acquire an extended and deceptively large detached family home set in a generous size plot. Boasting a lovely south westerly facing enclosed rear garden and approached via a carriage driveway providing plenty of off road parking before an integral garage. With accommodation comprising; reception hallway, lounge, family room, dining room, second lounge, study, guest cloakroom, spacious modern kitchen with integral appliances, and a separate utility. The first floor offers four double bedrooms, an en-suite bathroom to the main bedroom, shower room and a family bathroom. All of this conveniently located within easy access of Stone town centre, local schools, amenities, and commuter routes.

Viewing highly recommended.





#### Reception Hall

Archtrop obscure glazed double doors open to the reception hall. With part tiled and part carpeted floor, two wall lights, radiator, cloaks cupboard with window. Doorways to the lounge, family room, dining room, second lounge, guest cloakroom, and access to the first floor stairs.

#### Lounge

A spacious reception room offering ceiling coving, an Adams style fire surround with tiled hearth and recently installed inset wood burning stove. Upvc double glazed windows to the side and rear aspects, external door to the rear patio and garden, two radiators, carpet and Sky Media connection.

#### Family Room

With Upvc double glazed window overlooking the rear garden, ceiling coving, radiator and carpet.

#### Dining Room

Open plan to the kitchen with Upvc double glazed sliding door opening to the rear patio, oak parquet effect vinyl flooring and radiator.

#### Second Lounge

A further good size reception room offering a marble fireplace, two Upvc double glazed windows to the front of the property, two radiators, Sky Media connection and glazed double doors opening to the study.

#### Study

With Upvc double glazed windows to the front and side aspects, external door to an enclosed courtyard, ceiling coving, radiator and carpet.

#### Guest Cloakroom

Fitted with a white suite comprising: WC and pedestal wash hand basin with chrome taps. Upvc obscure double glazed window and vinyl flooring.

#### Kitchen

A large kitchen fitted with an extensive range of gloss cream finish wall and floor units, contrasting grey granite work surfaces with inset stainless steel sink and drainer with swan neck mixer tap. Upvc double glazed window to the rear aspect, ceiling coving, tiled floor and doorway to the utility.

Appliances include: electric Aga, electric induction hob, integral electric oven, steamer oven, and microwave with plate warmer drawer.

Space for an upright fridge freezer.

#### Utility

With base and wall units, work surface, inset composite sink and drainer with chrome mixer tap. Upvc double glazed windows to the side and rear elevations, tiled floor, doorway to the integral garage and external door to the rear garden.

Plumbing for both a washing machine and dishwasher, space for a tumble dryer.

#### First Floor

##### Stairs & Landing

Traditional spindle, newel post and banister stairs lead to a galleried landing. With carpet throughout, radiator and two Upvc double glazed windows to the front and side aspects.

##### Bedroom One

Offering a Upvc double glazed bay window overlooking the rear garden, radiator, carpet and doorway to the en-suite bathroom.

##### En-suite Bathroom

Fitted with a suite comprising: standard bath and panel with chrome mixer

tap, pedestal wash hand basin with chrome mixer tap, WC. Upvc obscure double glazed window to the rear elevation, strip light shaver point, chrome towel radiator, second radiator, fully tiled walls and tile effect vinyl flooring.

##### Bedroom Two

With Upvc double glazed window to the front aspect, radiator and carpet.

##### Bedroom Three

Offering a Upvc double glazed window to the front of the property, carpet and radiator.

##### Bedroom Four

A fourth double bedroom with Upvc double glazed window to the rear elevation, carpet and radiator.

##### Family Bathroom

Fitted with a suite comprising: WC, standard bath and panel with chrome showerhead mixer tap, pedestal wash hand basin with chrome taps. Upvc obscure double glazed window to the side of the property, loft access, fully tiled walls, radiator and vinyl flooring.

##### Shower Room

A fully tiled shower room with a Triton T80 electric shower system and extractor fan.

##### Outside

The property is approached via a tarmac carriage driveway providing generous off road parking before an integral garage. The garage has a steel up and over door, access door to an enclosed courtyard, power, lighting, and two windows to the side elevation.

##### Front

The mature front garden offers hedgerows, dual access to the rear garden, lawn, stocked flower beds and borders, pathway, steps and coach light before the front door.

##### Rear

The impressive tiered rear garden offers a great space for entertaining plenty of friends and family. Offering patio areas and pathways, lawns, mature trees and hedgerows, stocked flowerbeds and borders, a large storage shed/cabin and greenhouse.

##### General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band C

##### Services

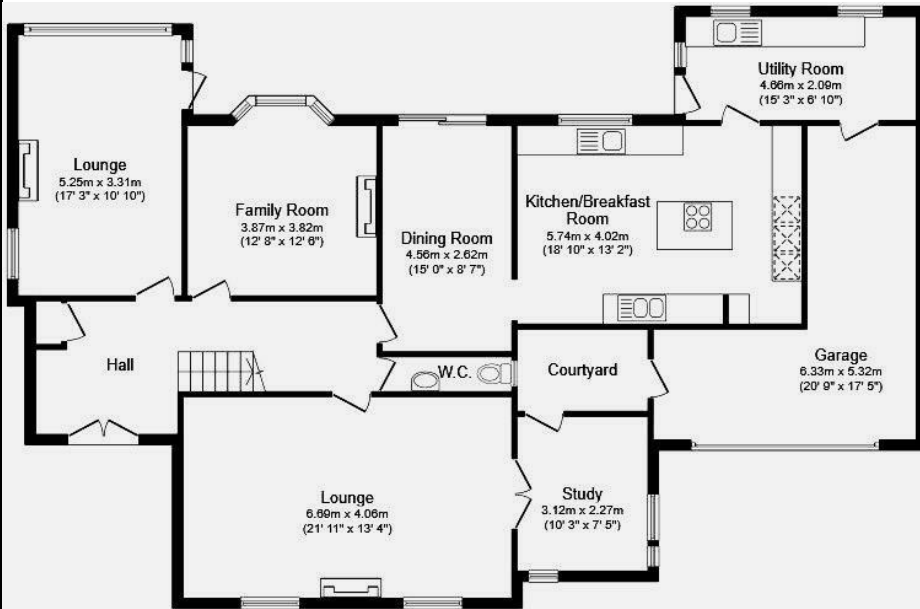
Mains gas, electricity, water and drainage.

Gas combi central heating.

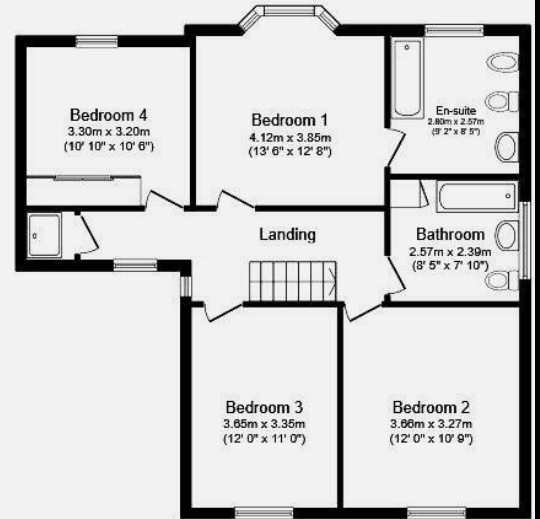
##### Viewings

Strictly by appointment via the agent.





**Ground Floor**



**First Floor**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) G			
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			69
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		21	
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	