



1, Horn Lane, Stone, ST15 0FH



Asking Price £410,000

A smart and stylish family home in popular residential suburb. This is a lovely house which is well presented throughout and offers accommodation catering for every need of modern family life. Featuring a welcoming reception hall, lounge with French doors opening to the gardens, stylish open plan dining kitchen and separate utility, four well proportioned bedrooms, en-suite shower room and family bathroom. The house occupies a corner plot on the edge of the development, with parking to the rear and a single garage. Situated in a popular residential suburb on the Western outskirts of Stone, walking distance to local schools and shops, and about half a mile from the Westbridge Park leisure complex and town centre.



01785 811 800

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



Entrance Hall

Spacious reception area with half glazed composite front door, tiled floor and turned staircase to the first floor landing with storage cupboard below. Radiator.

Cloakroom & WC

Suite comprising; WC and pedestal basin. Ceramic tile floor. Radiator.

Lounge

A good size dual aspect sitting room with window to the front of the house and French doors to the side opening to the garden. TV aerial connection. Two radiators.

Dining Kitchen

A stylish open plan kitchen with space for dining. The kitchen features an extensive range of wall & base cupboards and peninsula unit with painted 'Shaker' style cabinet doors and contrasting oak wood block effect work surfaces with inset sink unit. Integrated appliances comprise; stainless steel extractor hood with matching splash panel and extractor hood, eye level electric double oven, fully integrated dish washer, refrigerator and freezer. Window to the front and two windows to the side of the house. Ceramic tile floor throughout and inset low energy lighting.

Utility Room

Fitted base cupboard, wall unit and work surface. Plumbing for washing machine. Ceramic tile floor.

Landing

Access hatch to loft space. Radiator.

Bedroom 1

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

En-Suite Shower Room

Fitted with a white suite comprising; Shower room with glass screen and thermostatic shower, pedestal basin & WC. Part ceramic tile walls and wood effect floor. Radiator.

Bedroom 2

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

Bedroom 3

Double bedroom with windows to the front and side of the house. Radiator.

Bedroom 4

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

Bathroom

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

Outside

The house occupies a prominent position on the corner of Horn Lane with partial views from the upstairs windows over farmland. Forecourt front/ side garden with lawn area and shrub borders. The main garden is to the side of the property which is partially walled and enjoys a good degree of privacy from neighbouring houses. The garden is mainly lawn with paved patio area and gate to the side to the drive. Off road parking for 2 cars and single garage located at the rear of the property.

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
111 sq m / 1198 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			95
(81-91) B		85	
(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	