



36, Beechwood Drive, Stone, ST15 0EH



Asking Price £325,000

A mature family home situated in a popular cul-de-sac position on the ever-popular Cherryfields estate. The house occupies a large plot at the top of the cul-de-sac set in sunny mature gardens with oodles of off road parking. The property has been extensively upgraded and is well presented throughout offering spacious accommodation featuring a spacious entrance and downstairs loo, sitting room, stylish updated breakfast kitchen and conservatory / dining room complemented upstairs by 4 bedrooms (2 double & 2 single) and a modern shower room. The house enjoys a pleasant low maintenance garden to the rear, enclosed car port and detached single garage. Upvc double glazed windows and modern gas central heating system. Great location 'this side' of the A34 making it easily accessible to the town centre and a host of amenities.





Entrance Porch

Reception area with half glazed upvc front door and window to the front of the house.

Hall

With oak glazed panel inner door, stairs to the first floor landing. Radiator.

Cloakroom & WC

With white suite comprising; WC and pedestal basin. Radiator.

Lounge

A good size sitting room which features a bay window to the front of the house and opening through to the dining kitchen. Feature fireplace with stone surround, marble inset and hearth and living flame gas fire. TV aerial connection. Radiator,.

Breakfast Kitchen

A stylish re-modelled kitchen featuring an extensive range of wall & base cupboards with painted 'shaker' style cabinet doors with coordinating oak wood block effect work surfaces with inset sink unit. Matching island unit incorporating a breakfast bar seating three. Integrated appliances comprising; stainless steel gas hob with extractor over, eye level electric double oven, fully integrated dish washer, integrated dish washer and housing for an upright fridge / freezer. Inset low energy lighting and oak wood effect flooring extending through to the conservatory. Rear facing window and door to the side of the house.

Conservatory

Adjoins the kitchen, with folding oak frame glazed doors. Upvc double glazed windows and door to the garden. Radiator.

Landing

Window to the side of the house. Access hatch to loft space.

Bedroom 1

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

Bedroom 2

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

Bedroom 3

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

Bedroom 4

Single bedroom with window to the rear of the house. Radiator.

Shower Room

Featuring a modern white suite with walk-in shower enclosure with glass screen and thermostatic shower, vanity basin & enclosed cistern WC. Wood effect floor and part ceramic tile walls. Window to the side of the house, chrome heated towel radiator.

Outside

The house occupies a large plot at the top of Beechwood Drive, with good frontage and off road parking for 2/3 cars. Attached carport creating a secure storage / parking area at the side of the house and detached single garage with up and over door, light & power. Enclosed garden with sunny west facing aspect, mainly hard landscaped for ease of maintenance, paved patio area and planted borders. Good location within walking distance of locals schools and shops and within ½ mile of the town centre & leisure centre.

General Information

Services; Mains gas, water, electricity & drainage. Gas central heating.

Council Tax Band C

Tenure; Freehold

Viewing by appointment

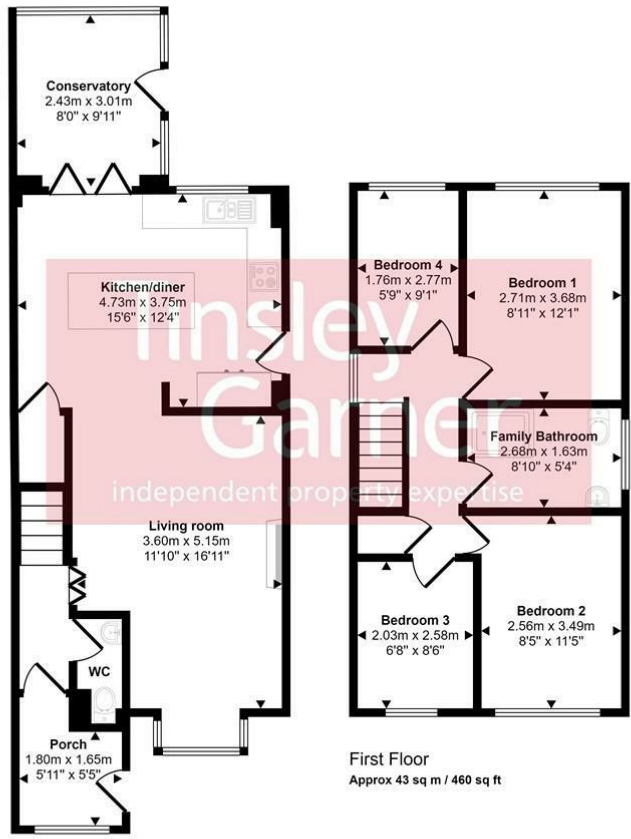
For sale by private treaty, subject to contract.

Vacant possession on completion

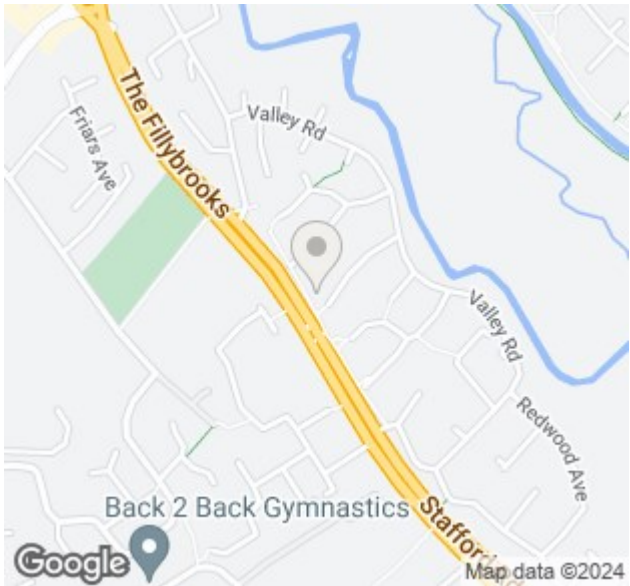
General



Approx Gross Internal Area
96 sq m / 1038 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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		66	80
England & Wales		EU Directive 2002/91/EC	

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			
		55	69
England & Wales		EU Directive 2002/91/EC	