



19, Harrow Place, Stone, ST15 8ST



Asking Price £445,000

A mature family home in a well kept suburban cul-de-sac on the southern outskirts of Stone. This is a spacious house which caters for all the requirements of modern family living featuring two reception rooms and sunny conservatory combined with a useful third reception room which is ideal as a home office or family room, modern kitchen separate utility. Upstairs there are four double bedrooms, three of which have built-in wardrobes, complemented by a full en-suite bathroom to the main bedroom and a modern family bathroom. Step outside and you will find mature well kept gardens which enjoy a sunny south westerly aspect and are not overlooked from the rear. Upvc double glazed throughout and new central heating boiler replaced in October 2021. A super family home in one of the nicest cul-de-sacs on this popular and sought after development.



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



Enclosed Porch
With half glazed outer door

Entrance Hall
Spacious reception area with wooden glazed panel front door and herringbone pattern oak effect Karndean flooring which extends through to the dining area. Turned staircase to the first floor landing with storage cupboard below. Radiator.

Cloakroom & WC
White suite comprising: WC and basin. Oak wood effect flooring. Radiator.

Lounge
A very spacious dual aspect sitting room which has a bow window to the front and sliding patio windows at the rear opening to the conservatory. Period style granite fireplace and hearth with living flame gas fire. TV aerial connection. Two radiators.

Conservatory
A lovely addition to the living space which features French doors opening directly to the patio. Built on a brick base with upvc double glazed frame and clear glass roof lights. Ceramic tiled floor.

Family Room
Ideal for use as a study or family room. Window to the front of the house. Radiator.

Dining Room
With window to the rear of the house overlooking the garden and door through to the kitchen. Herringbone pattern Karndean oak effect flooring. Radiator.

Kitchen
The kitchen features an extensive range of wall and base cupboards with modern wood effect cabinet doors and contrasting black granite effect work surfaces with inset 1½ bowl sink unit. Fitted appliances comprise: stainless steel gas hob with extractor over, eye level electric double oven and space for an upright refrigerator. Breakfast bar with seating for two. Ceramic tiled floor and part ceramic tiled walls. Rear facing window overlooking the garden.

Utility Room
A large utility room with features a range of wall and base cupboards matching the kitchen, plumbing for washing machine and dish washer. Internal door to the garage, rear facing window and door to the gardens. Ceramic tiled floor. Radiator.

Landing
Access hatch to loft space and linen cupboard with radiator.

Main Bedroom
Spacious double bedroom with rear facing window. Radiator.

En-Suite Bathroom
A full en-suite bathroom featuring a modern white suite with bath, walk-in shower enclosure with glass screen and thermostatic shower, pedestal basin & WC.. Wood effect flooring. Heated towel radiator. Window to the front of the house.

Bedroom 2
Double bedroom with front facing window. Built-in wardrobe. Radiator.

Bedroom 3
Double bedroom with rear facing window. Two built-in wardrobes. Radiator.

Bedroom 4
Double bedroom with rear facing window. Built-in wardrobe. Radiator.

Family Bathroom
Fitted with a modern white suite comprising: bath with glass shower screen and thermostatic shower, vanity basin and enclosed cistern WC. Ceramic wall tiling to full height & tiled floor. Chrome heated towel radiator. Window to the front of the house.

Outside
The house occupies a good size plot with gardens front and rear, mainly lawn with established borders formed by a variety of shrubs, trees and flower beds. Paved patio area and sunny south-west facing aspect which is not overlooked from the rear. Driveway parking for two cars and integral single garage with remotely operated roller shutter door.

General Information
Services : Mains gas, water, electricity & drainage. Gas central heating. Wall mounted Worcester Bosch boiler which was installed in October 2021.

Tenure: Freehold

Council Tax band E

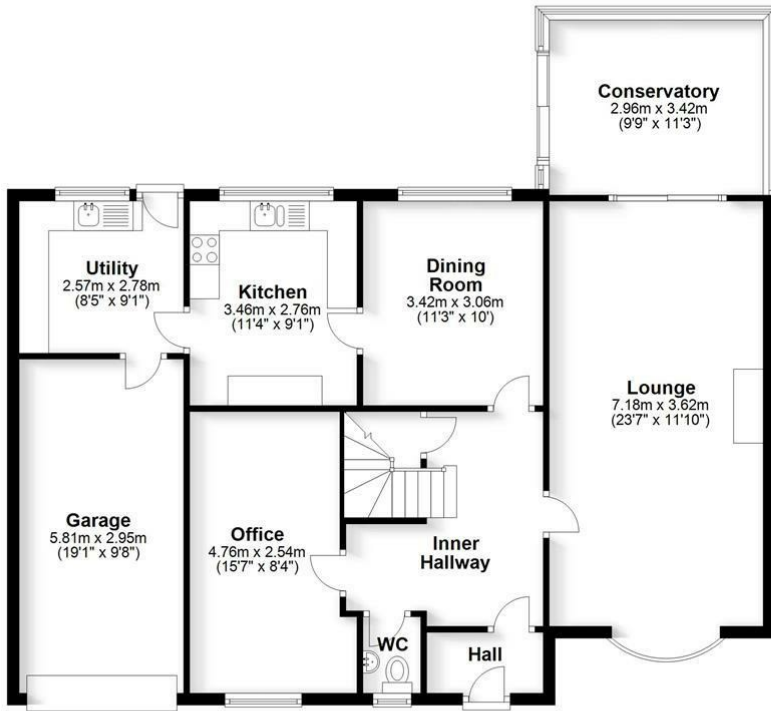
Viewing by appointment

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



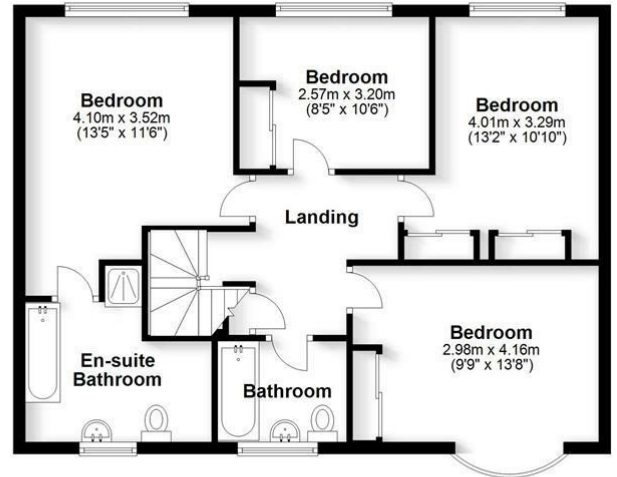
Ground Floor

Approx. 112.1 sq. metres (1206.9 sq. feet)



First Floor

Approx. 69.9 sq. metres (752.2 sq. feet)



Total area: approx. 182.0 sq. metres (1959.1 sq. feet)

Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	78
(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			
(81-91) B			
(69-80) C			
(55-68) D		55	69
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	