

**Tinsley
Garner**
independent property expertise



8, Candler Drive, Stone, ST15 0WA



£287,500

A stylish mid-terrace townhouse conveniently located within walking distance of Stone town centre. Built in 2011 and offering modern accommodation over three floors comprising: entrance hall, living room, kitchen diner, guest cloakroom, four bedrooms, en-suite shower room to the main bedroom, plus a family bathroom. Benefitting from off road parking for two cars before a single garage, enclosed low maintenance rear garden with studio/office, gas central heating, Upvc double glazed windows and doors, also with easy access to local schools and commuter routes.

Viewing Highly Recommended



01785 811 800

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



Hallway

A composite part obscure double glazed front door with window light above opens to the hallway. With tiled floor, doorway to the living room, and access to the first floor stairs.

Living Room

A cosy reception room offering a Upvc double glazed window to the front elevation, radiator, under stairs storage cupboard, scrubbed oak effect laminate flooring, TV connection, and doorway to the kitchen diner.

Kitchen Diner

A modern kitchen fitted with a range of gloss grey finish wall, floor and breakfast bar units, contrasting work surfaces with matching splash-backs, inset composite sink and drainer with chrome mixer tap. Upvc double glazed window and French doors opening to the rear patio and garden, vertical radiator, tiled floor, and doorway to the guest cloakroom. Wall cupboard housing a Potterton Promax SL gas central heating boiler.

Integral appliances including: electric ceramic hob with extractor hood and light above, electric oven, microwave, fridge/freezer, and washing machine.

Guest Cloakroom

Fitted with white suite comprising; low level push button WC and pedestal wash hand basin with tiled splash-back and chrome taps. Radiator, extractor fan and scrubbed oak effect vinyl flooring.

First Floor

Stairs & Landing

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

Bedroom Two

With Upvc double glazed window to the front of the property, radiator, and carpet,

Bedroom Three

Bedroom three is presently used as a dressing room. With Upvc double glazed window to the rear aspect, radiator, and carpet,

Bedroom Four

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

Family Bathroom

Fitted with white suite comprising: standard bath and panel with chrome mixer tap, low level push button WC, pedestal wash hand basin with chrome mixer tap. Recessed ceiling lights, part tiled walls, scrubbed oak effect vinyl flooring, extractor fan, and radiator.

Second Floor

Stairs & Landing

Offering traditional painted spindle, newel post and banister stairs leading to the small second floor landing. With carpet throughout, cupboard housing the hot water storage system, and doorway to the main bedroom.

Bedroom One

A spacious bedroom with Upvc double glazed window with to the front of the property, loft access, radiator, TV connection, carpet, and doorway to the en-suite shower room.

En-suite Shower Room

Fitted with a white suite comprising: low level push button WC, pedestal wash hand basin with chrome mixer tap, fully tiled shower enclosure with mains fed thermostatic shower system. Skylight window, recessed ceiling lights, part tiled walls, radiator, vinyl flooring, and extractor fan.

Outside

The property is approached via a tarmac driveway providing off road parking for two cars before a single garage.

Front

With artificial lawn and paved pathway to the front door with coach light.

Rear

The private, enclosed, and low maintenance rear garden, offers a paved patio and pathway to a further patio area, timber sleeper flower beds, artificial lawns, external water connection, timber fence panelling with rear access gate, and a lovely studio/office with power and lighting.

General Information

For sale by private treaty, subject to contract.
Vacant possession on completion.
Council Tax Band C

Services

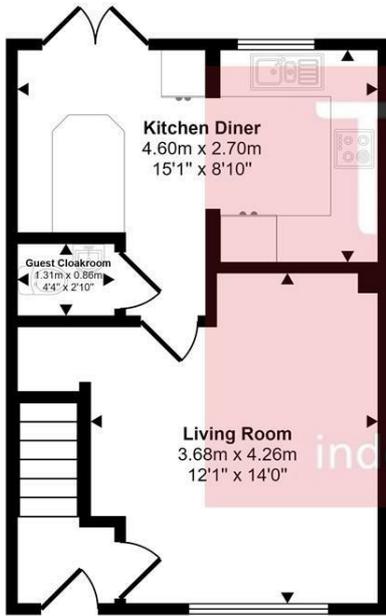
Mains gas, water, electricity and drainage.
Gas central heating.

Viewings

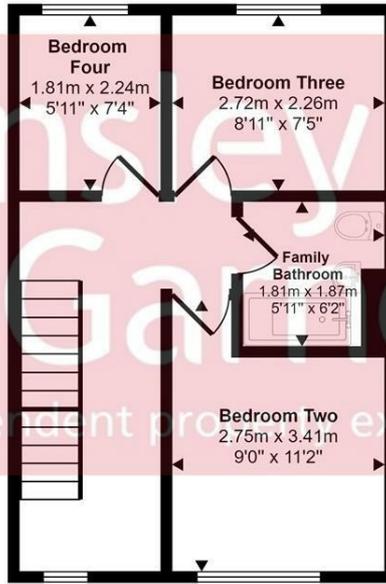
Strictly by appointment via the agent.



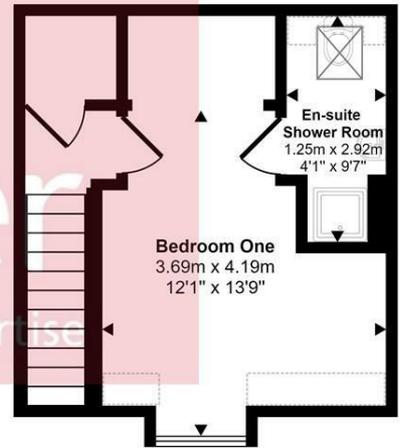
Approx Gross Internal Area
90 sq m / 973 sq ft



Ground Floor
Approx 33 sq m / 353 sq ft



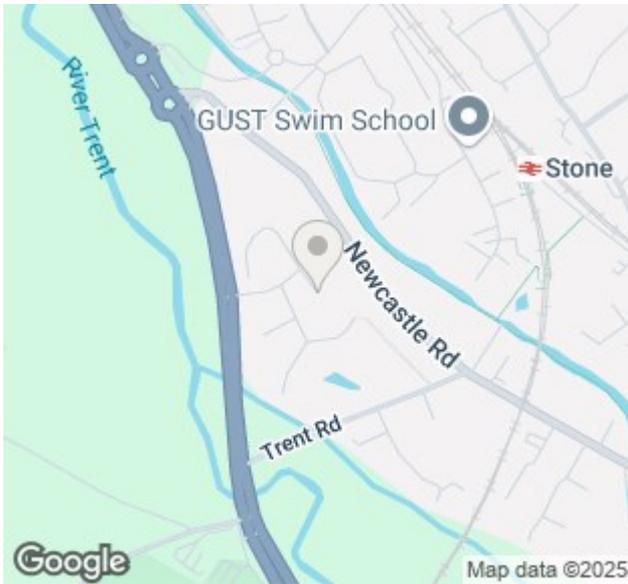
First Floor
Approx 34 sq m / 362 sq ft



Second Floor
Approx 24 sq m / 258 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			
		80	91
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			
		69	81
England & Wales		EU Directive 2002/91/EC	