

**Tinsley  
Garner**  
independent property expertise



4, Hartley Close, Stone, ST15 0WB



**Asking Price £549,000**

The perfect family home in the perfect family location! A generously proportioned detached house in a quiet suburban cul-de-sac less than ¼ mile from Stone town centre and within walking distance of local schools and most of the delights that the town has to offer. Beautifully presented throughout and offering all the accoutrements for modern living featuring: a spacious reception hall, comfortable sitting room, large open plan dining kitchen with doors opening to the gardens, separate utility and a kiddie's play room. The living accommodation is complemented by five bedrooms, including a fabulous master suite with dressing room and full en-suite bathroom, en-suite to the guest bedroom and family bathroom. Outside you will find gardens of manageable proportion which enjoy a sunny west facing aspect to the rear, plenty of space for outdoor living and additional space to the side for the kid's play things. Like we said - the perfect family home. Sit back, relax & enjoy!



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#### Covered Porch

#### Entrance Hall

Spacious reception area with part glazed front door, oak wood effect flooring and turned staircase to the gallery landing. Inset low energy lighting. Radiator.

#### Cloakroom & WC

With white suite comprising: WC and vanity basin. oak wood effect flooring. Radiator.

#### Lounge

Double doors leading through from the entrance hall to a spacious sitting room with window to the front of the house and French doors opening to the rear garden. Stone period style fireplace and hearth with wood burning stove. TV aerial connection. Radiator.

#### Open Plan Dining Kitchen

A spacious open plan kitchen with adjoining dining area at the rear of the house with French doors opening directly to the patio. The kitchen features an extensive range of wall and base cupboards with painted shaker style cabinet doors and coordinating granite work surfaces with wooden breakfast bar extension. Inset sink unit and mixer tap. Full range of integrated appliances comprising: ceramic electric hob with stainless steel extractor over, electric double oven, fully integrated dish washer, refrigerator and freezer. Rear facing window from the kitchen overlooking the garden. Inset low energy lighting. oak wood effect flooring.

#### Utility Room

Wall and base cabinets matching the kitchen, plumbing for washing machine and space for a dryer. Half glazed door to the side of the house. Oak wood effect flooring. Radiator.

#### Study / Play Room

Useful as a home office or kids play room window to the side of the house, oak wood effect flooring. Radiator.

#### Gallery Landing

Spacious gallery landing with window to the front of the house, linen cupboard and access hatch to loft space. Radiator.

#### Main Bedroom

A large double bedroom with adjoining dressing room and en-suite bathroom. Fitted wardrobes to one wall, windows to the front and rear, radiator.

#### En-Suite Dressing Room

A walk-through dressing room with fitted storage cupboards, chests of drawers and dressing table. Door through to the en-suite bathroom.

#### En-Suite Bathroom

A full en-suite bathroom with white suite comprising: bath,

shower enclosure with glass screen and thermostatic shower, twin pedestal basins & WC. Part ceramic tiled walls and tile effect flooring. Window to the front of the house. Inset low energy lighting. Radiator.

#### Bedroom 2

Double bedroom with built-in wardrobes to one wall, rear facing window. Radiator.

#### En-Suite Shower Room

Fitted with a white suite comprising: shower enclosure with glass screen and thermostatic shower, pedestal basin & WC. Part ceramic tiled walls, inset low energy lighting. Radiator.

#### Bedroom 3

Double bedroom with built-in wardrobes to one wall. Window to the front of the house. Radiator.

#### Bedroom 4

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

#### Bedroom 5

Small double bedroom with window to the rear of the house. Radiator.

#### Family Bathroom

Fitted with a white suite comprising: bath, pedestal basin & WC. Part ceramic tiled walls and mosaic tile effect flooring. Window to the rear of the house. Radiator.

#### Outside

The house is tucked away in the corner of this quiet residential cul-de-sac, set in pleasant gardens with sunny west facing aspect to the rear. Plenty of space for outdoor living with large paved patio to the rear and paved space at the side of the house for additional storage / kids play equipment. Lawn garden with planted borders.

Driveway parking for two cars leading to an integral double garage with twin up and over doors, light & power.

#### General Information

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

#### Council Tax Band F

Tenure: freehold

Viewing by appointment

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







### Ground Floor

Approx. 102.3 sq. metres (1101.1 sq. feet)



### First Floor

Approx. 102.5 sq. metres (1103.4 sq. feet)



Total area: approx. 204.8 sq. metres (2204.6 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			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		80	86
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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		69	81
England & Wales		EU Directive 2002/91/EC	