

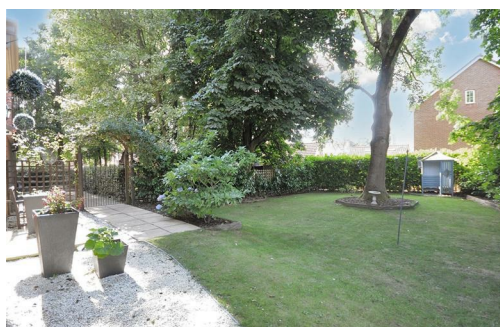
40, Beacon Grove, Stone, ST15 0BG



£450,000

A Georgian style executive detached family home situated on a popular residential development on the outskirts of Stone. This three storey well presented property offers flexible and spacious accommodation comprising; reception hall, living room, snug, open plan layout kitchen diner with family chill-out area, separate utility, guest cloakroom, impressive stairwells with galleried landings leading to five double bedrooms, two with en-suites, and a family bathroom. The house occupies a good size plot with mature gardens to both front and rear, plus off road parking before a detached double garage. A lovely house very conveniently situated within walking distance of locals schools and shops, approximately one mile Stone town centre, and with easy access to commuter routes.

Viewing Highly Recommended.



01785 811 800

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



Reception Hall

A panelled composite front door with spy hole opens to the hallway. With alarm pad, wood effect laminate flooring, two radiators, central heating thermostat, doorways to the snug, kitchen diner, utility, guest cloakroom, and access to the first floor stairs.

Snug

A cosy reception room offering a Upvc double glazed window to the front aspect, ceiling coving, oak fire surround with granite back, hearth and inset coal effect electric fire, radiator, TV connection, and carpet.

Kitchen Diner

Offering a large open plan layout with dining and chill out areas. Fitted with an extensive range of gloss white finish wall, floor and island units, under wall unit lighting, contrasting work surfaces with matching upstands, and inset composite 1½ bowl sink and drainer with chrome mixer tap. Two Upvc double glazed windows to the front and rear elevations, French doors opening to the rear garden, two radiators, planked wood effect vinyl flooring, and TV connection.

Appliances including: range cooker with stainless steel splash-back and extractor hood with light, integral fridge, freezer, and dishwasher.

Utility

Fitted with wood effect wall and floor units, work surface with matching upstand, and inset stainless steel sink and drainer with chrome mixer tap. Wall mounted Glow Worm Flexicom 24 hx gas central heating boiler, Upvc part obscure double glazed external door opening to the rear garden, planked wood effect vinyl flooring, alarm pad, extractor fan, plumbing for a washing machine, and space for a tumble dryer.

Guest Cloakroom

Fitted with a white suite comprising; low level push button WC and pedestal wash hand basin with tiled splash-back and chrome mixer tap. Upvc double glazed window to the side aspect, radiator, and planked wood effect vinyl flooring.

First Floor

Stairs & Landing

Traditional white painted spindle, newel post and banister stairs lead to a galleried landing, with carpet throughout, Upvc double glazed window to the front of the property, radiator, cupboard housing the hot water storage system, doorways to the living room, bedroom one, and access to the second floor stairs.

Living Room

Double doors open to the spacious living room. Offering a Upvc double glazed bay window to the side elevation, windows to the front and rear aspects, oak fire surround with granite back, hearth and inset coal effect electric fire, ceiling coving, two radiators, carpet, and TV connection.

Bedroom One

A lovely bedroom suite with dressing area and en-suite bathroom. Offering two Upvc double glazed windows to the front and rear aspects, fitted wardrobes and storage, radiator, TV connection, and carpet.

En-suite Bathroom

Fitted with white suite comprising: centre fill bath and panel with chrome mixer tap, low level push button WC, vanity wash hand basin with storage unit and chrome mixer tap, shower enclosure with mains fed multi-jet thermostatic shower system. Fully tiled walls, Upvc obscure double glazed window to the rear aspect, chrome towel radiator, shaver point, extractor fan, and tiled floor.

Second Floor

Stairs & Landing

Traditional white painted spindle, newel post and banister stairs lead to a galleried landing, with carpet throughout, radiator, and Upvc double glazed window to the front aspect.

Bedroom Two

Offering a Upvc double glazed window to the side elevation, built-in double wardrobe, radiator, loft access, 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 tiled splash-back and chrome mixer tap, fully tiled shower enclosure with mains fed thermostatic shower system. Upvc obscure double glazed window to the rear aspect, extractor fan, radiator, and tile effect vinyl flooring.

Bedroom Three

With Upvc double glazed window overlooking the rear garden, built-in double wardrobe, radiator and carpet,

Bedroom Four

Offering a Upvc double glazed window to the front of the property, built-in double wardrobe, radiator and carpet,

Bedroom Five

A fifth double bedroom with Upvc double glazed window to the front aspect, radiator and carpet,

Family Bathroom

Fitted with white suite comprising: centre fill bath, panel and shower screen with chrome mixer tap and mains twin head thermostatic shower system above, low level push button WC, pedestal wash hand basin with chrome mixer tap. Part tiled walls, Upvc obscure double glazed window to the rear aspect, towel radiator, shaver point, extractor fan, and tiled floor.

Outside

The property is approached to the rear of the property via a tarmac driveway providing off road parking before a detached double garage. The garage has a two steel up and over doors, rear access door, power and lighting.

Front

An ornate archway and wrought iron gate opens to the front garden. With paved pathway, lawn, mature trees and hedgerows, borders, side access to the rear garden via a wooden gate, and gravelled frontage with coach light before the front door.

Rear

The private enclosed rear garden offers paved and timber decked patio areas, pathways, lawn, stocked borders, timber fence panelling, external water and power connections. Path and wooden gate to the rear access driveway.

General Information

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

Services

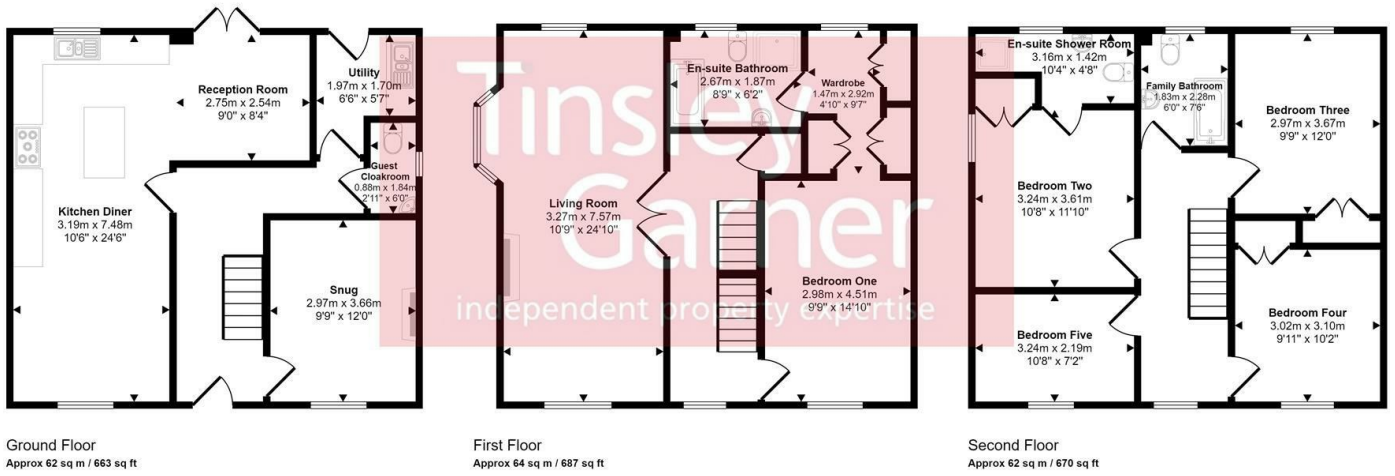
Mains gas, water, electricity and drainage.
Gas central heating

Viewings

Strictly by appointment via the agent.



Approx Gross Internal Area
188 sq m / 2020 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.

