



10, Newman Close, Stone, ST15 8FR



Asking Price £445,000

A fabulous family home in a popular residential suburb on the outskirts of Stone. The house has been in the same ownership from new and has been extensively remodelled and upgraded to create a comfortable, functional family home which caters for every requirement of modern family life and is beautifully presented throughout. Good size plot at the end of the Newman Close with pleasant enclosed rear garden offering plenty of opportunity for outdoor living, off road parking for 3/4 cars and single garage. Located in a quiet cul-de-sac on the edge of Aston Lodge Park but still within walking distance of Little Stoke Cricket Club, St Michael's Primary School and Stone town centre. Without doubt one of the best houses of its style currently available in Stone - and offered for sale with no upward chain.



01785 811 800

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



#### Porch

#### Entrance Hall

Reception area with wooden front door and full height window, herringbone pattern wood effect flooring. Radiator.

#### Lounge

Good size sitting room with bay window to the front of the house and double doors opening to the dining area. Period style fireplace with marble inset and hearth and living flame gas fire, wood effect floor. Installation for wall mounted TV. Radiator.

#### Dining Kitchen

A fabulous open plan kitchen with space for dining and adjoining open plan garden room. The kitchen features an extensive range of wall & base cabinets with contemporary high gloss cabinet doors and contrasting black granite work surfaces with under set sink and mixer tap. Matching island with granite waterfall counter top and induction hob with extractor over. Integrated appliances comprise; eye level electric oven, microwave and warming drawer, dishwasher, refrigerator and freezer. Ceramic floor tiling extending to the dining area and garden room. Inset low energy lighting. Radiator.

#### Garden Room

Beautifully crafted extension to the living space which features two sets of bi-fold doors creating a flow between the indoor and outdoor space, Ceramic tile floor, two radiators and inset low energy lighting.

#### Utility Room

Fitted wall & base cupboards with granite work surfaces and under set sink unit. Plumbing for washing machine and space for a dryer. Rear facing window and door to the side of the house. Internal door to the garage. Ceramic tile floor. Radiator.

#### Cloakroom

Downstairs loo with WC and hand basin. Ceramic tile floor, radiator. Window to the side of the house.

#### Landing

Access hatch to loft space, airing cupboard.

#### Bedroom 1

Double bedroom with window to the front of the house. Fitted wardrobes with mirror doors. Radiator.

#### En-Suite Shower Room

White contemporary style suite featuring walk-in shower with glass screen and thermostatic shower, pedestal basin & WC. Ceramic wall tiling to full height and tiled floor. Towel radiator, inset low energy lighting. Window to the side of the house.

#### Bedroom 2

Double bedroom with window to the rear of the house and built-in wardrobes to one wall. Wood effect floor. Radiator.

#### Bedroom 3

Double bedroom with window to the front of the house, fitted wardrobes to one wall, built-in storage. Radiator.

#### Bedroom 4

Single bedroom with window to the rear of the house. Built-in wardrobe. Wood effect floor. Radiator.

#### Bathroom

White contemporary style suite featuring 'P' shape bath with glass screen and shower over, wash stand with granite top and bowl with chrome mixer tap, WC. Ceramic wall tiling to full height and tiled floor. Chrome heated towel radiator, inset low energy lighting. Rear facing window.

#### Outside

The house occupies a good position at the top of this small cul-de-sac on the edge of Aston Lodge Park. Lawn front garden and driveway parking for 3/4 cars and integral single garage with up and over door. Lovely enclosed garden to the rear with lawn area and planted borders. Several paved patio areas with space to enjoy sunshine throughout the day. Wooden garden shed.

#### General Information

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

Tenure; Freehold

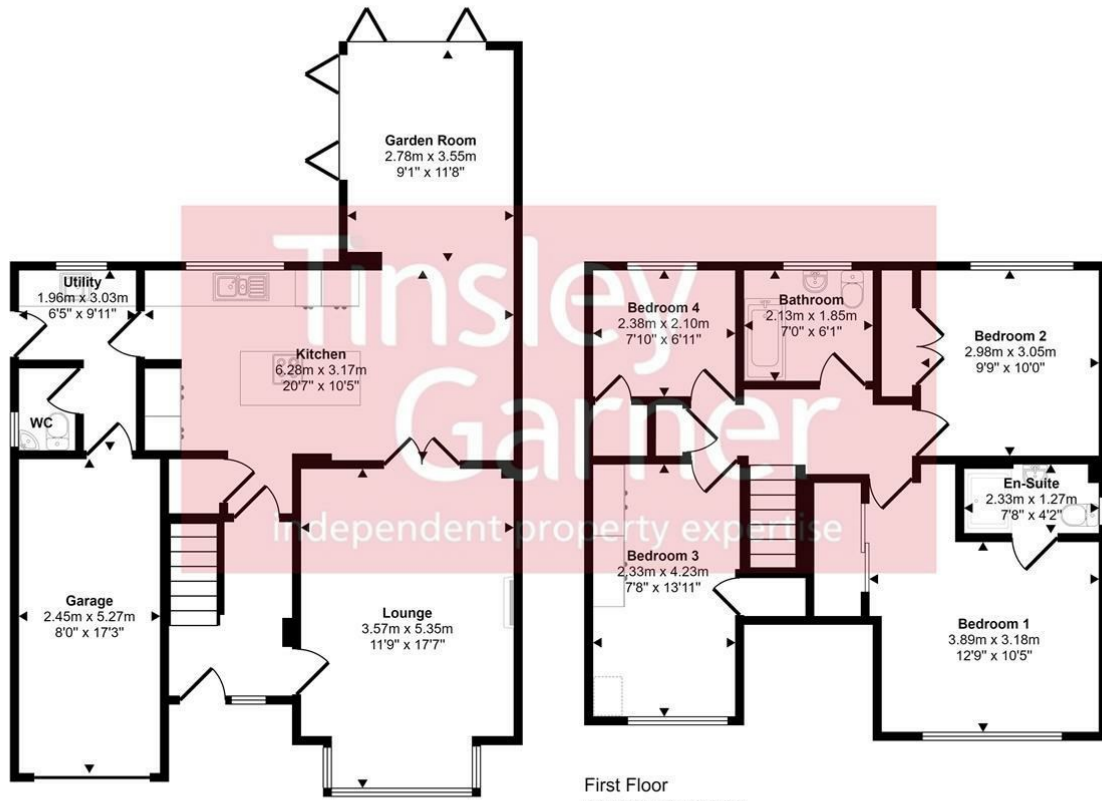
Council Tax Band E

Viewing by appointment

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



Approx Gross Internal Area  
138 sq m / 1485 sq ft

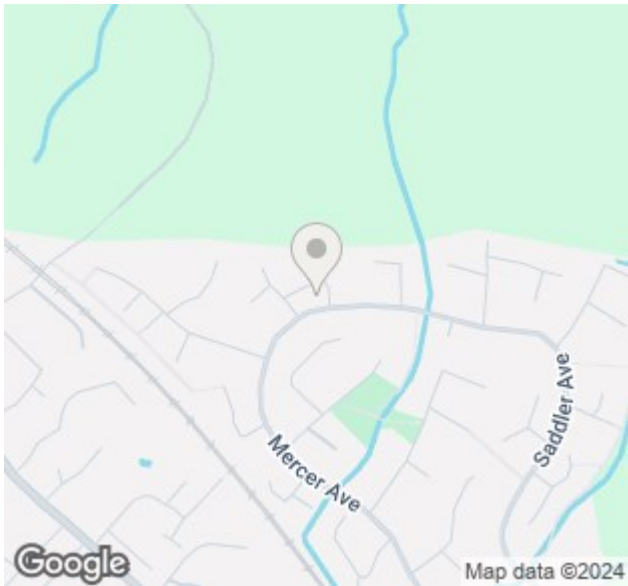


First Floor  
Approx 60 sq m / 647 sq ft

Ground Floor  
Approx 78 sq m / 838 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			
		68	78
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			
England & Wales		EU Directive 2002/91/EC	