

**Tinsley
Garner**
independent property expertise



10, Bakewell Drive, Stone, ST15 8YR



Asking Price £390,000

This well presented detached family home has been upgraded by the present owners to a high standard throughout including the superb enclosed landscaped rear garden. Situated in a popular cul-de-sac location on the outskirts of Stone with a very short walk to the beautiful canal to take you into town. The property showcases a spacious open plan kitchen diner leading through into a glass roof conservatory. A flexible and good size house comprising; entrance hall, living room, family room, conservatory, large kitchen diner, and guest cloakroom. The first floor offers four bedrooms with an ensuite shower room to the main bedroom, and a family bathroom. Also benefitting from a driveway providing ample off road parking, Upvc windows and doors, solar panels, and gas combi central heating. Conveniently located within easy reach of a host of local amenities, schools and commuter routes, close to Aston Marina, and within strolling distance of Stone town centre.

Viewing highly recommended.



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



Reception Hall

A Upvc part obscure double glazed front door with matching side windows opens to the hallway. With oak flooring, radiator, alarm pad, central heating thermostat, doorways to the living room and family room, access to the first floor stairs.

Living Room

A spacious reception room offering a Upvc double glazed square bay window to the front elevation, marble fire surround, back and hearth with inset living flame gas fire, ceiling coving, two wall lights, two radiators, carpet, Sky Media connection, and doorway to the kitchen diner.

Family Room

Converted from the former garage, with Upvc double glazed window to the front of the property, oak flooring, ceiling coving, two radiators, and doorway to the kitchen diner.

Kitchen Diner

Fitted with an extensive range of grey finish wall and floor units, slate effect work surfaces with brick tile splash-backs and inset composite 1 1/2 bowl sink and drainer with chrome swan neck mixer tap. Recessed ceiling lights and coving, tile effect vinyl flooring, two Upvc double glazed windows overlooking the rear garden, archways to the conservatory and rear hall.

Appliances including: Bosch induction hob with Neff stainless steel and glass extractor hood and light above, Bosch integral double oven. Plumbing for both a dishwasher and washing machine, space for an upright fridge freezer.

Conservatory

A lovely additional reception area ideal for entertaining or chilling out whilst enjoying a view of the rear garden. Low wall and Upvc double glazed panel construction, with vaulted roof and fan light fitting, opening top windows, and French doors on to the rear patio. Fitted blinds, radiator, power, and tile effect vinyl flooring.

Rear Hall

With large storage cupboard, Upvc double glazed external door to the side aspect, tile effect vinyl flooring, and doorway to the guest cloakroom.

Guest Cloakroom

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

First Floor

Stairs & Landing

Fully carpeted throughout with loft access, and airing cupboard housing a wall mounted Baxi 800 gas combi central heating boiler. The loft is partially boarded for storage purposes.

Bedroom One

Offering a Upvc double glazed window to the front aspect, built-in double wardrobes and storage to one wall, radiator, carpet, and doorway to the en-suite shower room.

En-suite Shower Room

Fitted with a white suite comprising; low level push button WC, vanity wash hand basin with storage unit and chrome mixer tap, fully tiled shower enclosure with mains twin head shower system. Upvc obscure double glazed window to the side aspect, part tiled walls, chrome towel radiator, extractor fan, and vinyl flooring.

Bedroom Two

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

Bedroom Three

Offering a Upvc double glazed window overlooking the rear garden, radiator and carpet.

Bedroom Four

With Upvc double glazed window to the rear aspect, radiator, and carpet.

Family Bathroom

Fitted with a white suite comprising; low level push button WC, centre fill bath, panel and shower screen with chrome mixer tap and mains thermostatic shower system above, pedestal wash hand basin with chrome taps. Upvc obscure double glazed window to the rear aspect, part tiled walls, chrome towel radiator, extractor fan, and vinyl flooring.

Outside

The property is approached via a part tarmac and part gravelled driveway providing ample off road parking.

Front

The front garden has a mature hedgerow, stocked flowerbed, and blocked pathway to the front door. There is side access to the rear garden via a wooden gate and pathway.

Rear

The impressive, enclosed, and landscaped rear garden offers a paved patio, raised timber sleeper flowerbeds and planters, lawn, mature trees and shrubs, and steps leading to a further gravelled patio area. With garden lights, pergola with lighting, timber fence panelling, garden shed, external water and power connections.

General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band D

Services

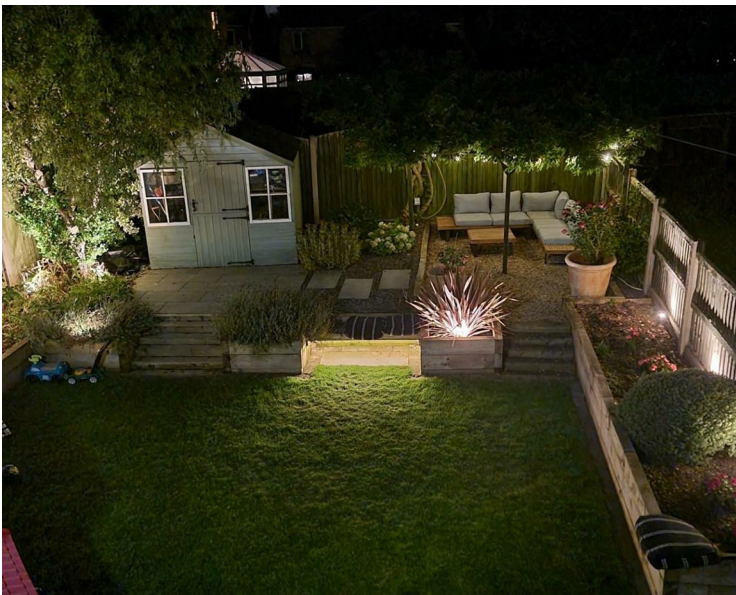
Mains gas, water, electricity and drainage.

Roof mounted solar panels.

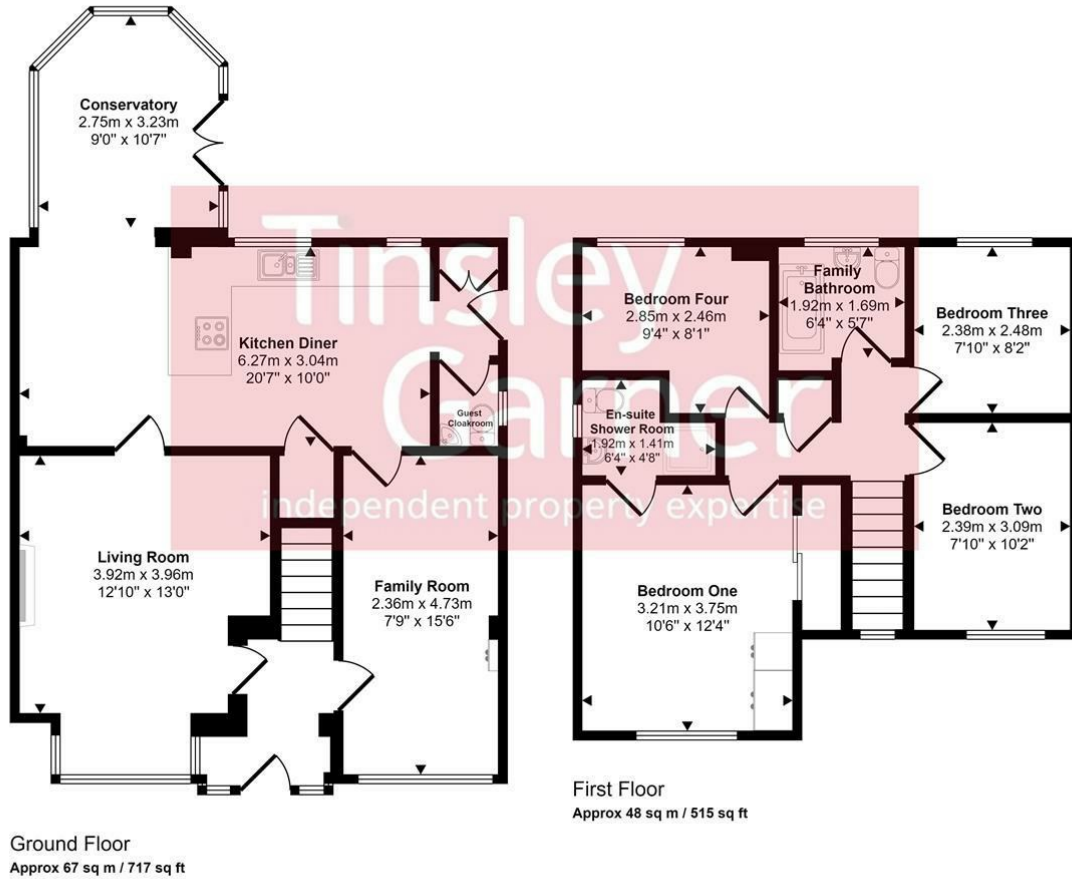
Gas combi central heating.

Viewings

Strictly by appointment via the agent.



Approx Gross Internal Area
114 sq m / 1231 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.



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			
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			
England & Wales		EU Directive 2002/91/EC	