



3, Wardle Croft, Stone, ST15 0FT



£340,000

An immaculately presented detached family home. The property has been upgraded by the present owners and offers stylish accommodation including; reception hallway, cosy living room, guest cloakroom, utility cupboard, superb kitchen diner, four bedrooms, en-suite shower room to the main bedroom, and a family bathroom. The house is approached via a tarmac driveway providing ample off road parking, also benefitting from an enclosed west facing rear garden. A lovely house set in a quiet position within a popular and sought after development on the outskirts of Stone. Early viewing essential.



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### Reception Hall

A composite part obscure double glazed front door opens to the hallway. Offering tile effect Karndean flooring, radiator with ornate surround, central heating thermostat, doorways to the living room, guest cloakroom, utility cupboard, kitchen diner, and access to the first floor stairs.

### Living Room

A cosy reception room offering a Upvc double glazed window with fitted shutters to the front elevation, media wall with inset fire, radiator, carpet, TV and BT Open Reach connections.

### Kitchen Diner

Fitted with an extensive range of light grey finish wall, floor and island units, contrasting wood effect work surfaces and breakfast bar with matching upstands, brick tile splash-backs and inset stainless steel 1½ bowl sink and drainer with chrome mixer tap. Upvc double glazed window and French doors opening to the rear garden, recessed ceiling lights, brick feature wall with TV connection, under stairs storage cupboard, two radiators, tile effect Karndean flooring, and wall cupboard housing a Worcester Greenstar 38cdi gas combi heating boiler.

Integral appliances including: 5 ring gas hob with extractor hood and light above, integral electric double oven, fridge, freezer, and wine chiller. Plumbing for a dishwasher.

### Guest Cloakroom

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

### Utility Cupboard

With alarm pad, plumbing for a washing machine and space for a tumble dryer above.

### First Floor

#### Stairs & Landing

Traditional white painted spindle, newel post and banister stairs lead to a galleried landing. With Upvc obscure double glazed window to the side aspect, carpet throughout, loft access, and storage cupboard. The loft has a drop down ladder, light, shelving, and is partially boarded.

#### Bedroom One

Offering fitted wardrobes and storage, Upvc double glazed window overlooking the rear garden, feature mock panelling to one wall, 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 tiled splash-back and chrome

mixer tap, 1200mm fully tiled shower enclosure with mains fed thermostatic shower system. Upvc obscure double glazed window to the side elevation, recessed ceiling lights, chrome towel radiator, tile effect Karndean flooring, and extractor fan.

#### Bedroom Two

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

#### Bedroom Three

Presently used as a lovely nursery, offering a Upvc double glazed window to the rear garden aspect, radiator and carpet,

#### Bedroom Four

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

#### Family Bathroom

Fitted with white suite comprising: standard bath, panel and shower screen with chrome taps and Aqualisa electric shower system above, low level push button WC, pedestal wash hand basin with chrome mixer tap. Recessed ceiling lights, part tiled walls, tile effect Karndean flooring, extractor fan, shaver point, and chrome towel radiator.

#### Outside

The property is approached via a tarmac driveway providing off road parking.

#### Front

The front garden offers paved pathway to an open porch with coach light before the front door, lawn, and stocked flowerbed. There is side access to the rear garden via a wooden gate and pathway

#### Rear

The enclosed west facing rear garden offers a paved patio area, raised lawn with timber sleeper facing and steps, timber fence panelling.

#### General Information

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

#### Services

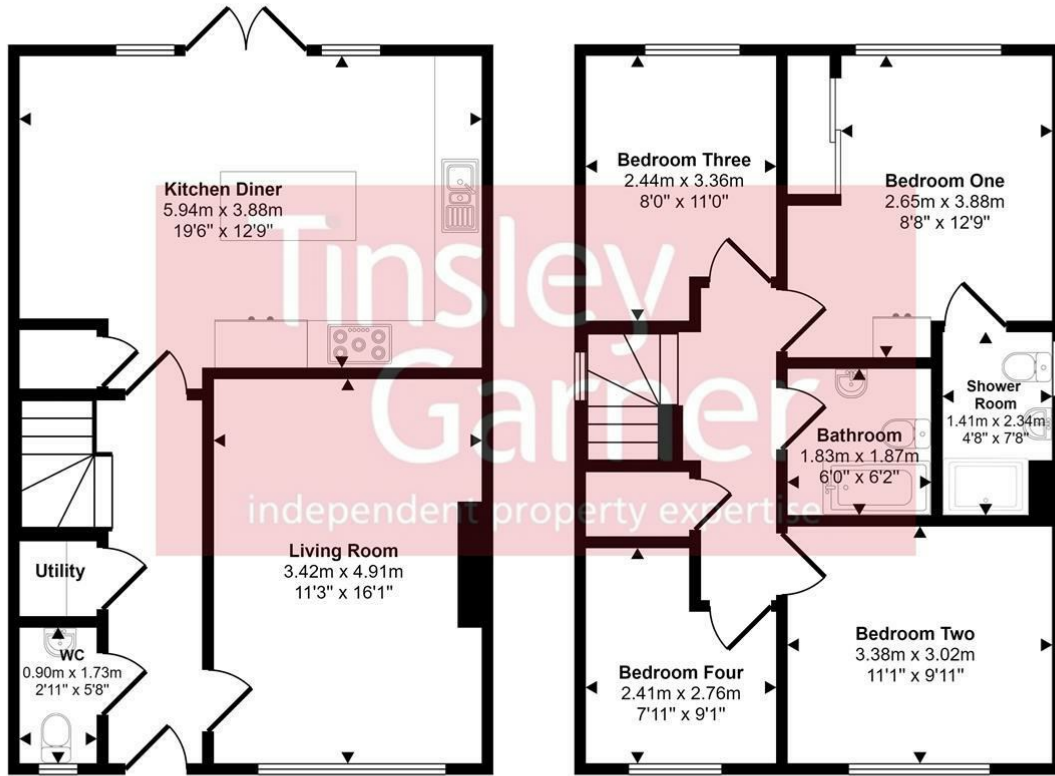
Mains gas, water, electricity and drainage.  
Gas combi central heating.

#### Viewings

Strictly by appointment via the agent.



Approx Gross Internal Area  
106 sq m / 1142 sq ft



Ground Floor  
Approx 52 sq m / 565 sq ft

First Floor  
Approx 54 sq m / 576 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			94
(81-91) B		84	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			92
(81-91) B		81	
(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	