

**Tinsley  
Garner**  
independent property expertise



8, De Havilland Drive, Yarnfield, Stone, ST15 0SX



**Asking Price £460,000**

A detached family home nestled in a prime location in the desirable village of Yarnfield. The property is presented to a high standard throughout, occupies a quiet position within a generous size plot, and offers spacious accommodation including; entrance porch, reception hallway, living room, conservatory, dining room, study, guest cloakroom, kitchen, and utility. The first floor offers four bedrooms, en-suite shower room to the main bedroom, and a family bathroom. Approached via a tarmac driveway with generous off road parking before a double garage, also benefitting from mature front and rear gardens, Upvc double glazed windows and doors, and gas central heating. This is a lovely family house in a peaceful village location, just a few miles from Stone, and close to commuter routes. Early Viewing Essential.



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#### Entrance Porch

A composite part obscure double glazed front door with side windows opens to the porch. With ceiling light, tiled floor, and further part obscure glazed door with side window opening to the reception hallway.

#### Reception Hall

An impressive hallway with ceiling coving, oak finish laminate flooring, under stairs cloaks cupboard, and radiator. Access to the living room, dining room, kitchen, utility, study, guest cloakroom, and access to the first floor stairs.

#### Living Room

A spacious reception room offering two Upvc double glazed windows to the side elevation, oak fire surround with marble back, hearth and inset living flame gas fire, ceiling coving, two radiators, carpet, TV connection, and aluminium double glazed sliding door opening to the conservatory.

#### Conservatory

The ideal place to sit and chill or entertain guests whilst taking in the rear garden views. A Upvc double glazed panel construction conservatory, with vaulted roof, double doors opening to the rear patio and garden, pendant lighting, fitted window blinds, power sockets, and oak effect laminate flooring.

#### Dining Room

Open plan to the kitchen, with Upvc double glazed window to the front of the property, ceiling coving, radiator, and oak effect laminate flooring.

#### Kitchen

A modern kitchen fitted with a range of gloss white finish wall and floor units, under wall unit lighting, contrasting granite work surfaces with matching upstands and tiled splash-backs. Inset composite 1½ bowl sink and drainer with chrome swan neck mixer tap, Upvc double glazed window overlooking the rear garden, ceiling coving, oak effect laminate flooring, radiator, and doorway to the hallway.

Appliances including; gas hob with granite splash-back, extractor hood and light above, integral electric double oven, dishwasher, and space for an upright fridge freezer.

#### Utility

Matched to the kitchen with gloss white finish wall and floor units, dapple finish work surface with tiled splash-back and inset stainless steel sink and drainer with chrome mixer tap. Tile effect laminate flooring, Upvc part double glazed external door to the rear patio and garden, extractor fan, and wall mounted Worcester Greenstar Ri gas central heating boiler.

With plumbing for a washing machine and space for a tumble dryer.

#### Study

Offering a Upvc double glazed window to the front of the property, ceiling coving, radiator, and oak effect laminate flooring.

#### Guest Cloakroom

Fitted with a white suite comprising; low level push button WC, vanity wash hand basin with storage unit and chrome mixer tap. Part tiled walls, Upvc obscure double glazed window to the rear aspect, radiator, and tile effect laminate flooring.

#### First Floor

##### Stairs & Landing

Traditional white painted spindle, newel post, and banister stairs lead to a galleried landing. With carpet throughout, loft access, and airing cupboard housing the hot water storage system.

#### Bedroom One

Offering a Upvc double glazed window to the front aspect, radiator, carpet, and doorway to the en-suite shower room.

#### En-suite Shower Room

A modern en-suite fitted with a white suite comprising: low level push button WC, vanity wash hand basin with chrome mixer tap, oversize walk-in shower with mains twin head thermostatic shower system. Part tiled walls, tile effect laminate flooring, chrome towel radiator, Upvc obscure glazed window to the rear elevation, and extractor fan.

#### Bedroom Two

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

#### Bedroom Three

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

#### Bedroom Four

Presently used as a hobby room offering a Upvc double glazed window to the front of the property, radiator and carpet.

#### Family Bathroom

Another modern bathroom fitted with a white suite comprising: centre fill bath, panel and shower screen with chrome shower head mixer tap, low level push button WC, vanity wash hand basin with storage unit and chrome mixer tap. Part tiled walls, tile effect laminate flooring, Upvc obscure double glazed window to the rear aspect, chrome towel radiator, and shaver point.

#### Outside

The property is approached via a tarmac driveway providing generous off road parking before an attached double garage. The garage has two steel up & over doors, power, lighting, loft storage space, rear access door, and two external stores.

#### Front

The front garden has a tarmac pathway to the front porch, mature shrub flowerbeds and borders, gravelled frontage, and dual side access via wooden gates and pathways to the rear garden.

#### Rear

The large rear garden offers a paved patio and pathways, lawn, mature hedgerows, trees, stocked borders and flowerbeds, timber fence panelling, and an external water connection.

#### General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

#### Services

Mains gas, water, electricity & drainage.

Gas central heating.

Council Tax Band E

#### Viewings

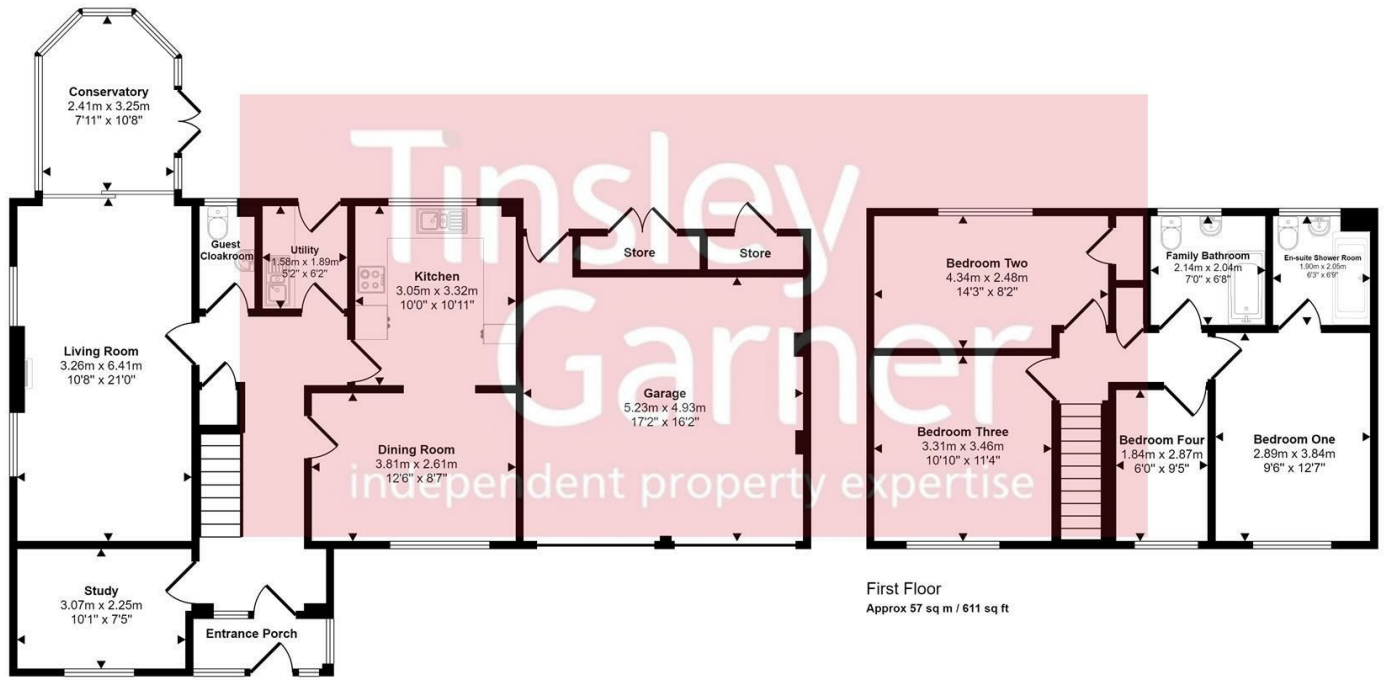
Strictly by appointment via the agent.







Approx Gross Internal Area  
168 sq m / 1810 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			
		72	83
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			
		55	69
England & Wales		EU Directive 2002/91/EC	