



1, Spode Close, Stone, ST15 0XS



Offers Over £595,000

A capacious family home in a quiet suburban cul-de-sac on the outskirts of town. This established detached house offers all the necessary attributes required for modern family living featuring two living rooms, large kitchen with space for casual dining, the all-important family room / den and a large utility. Moving to the upstairs there is a fabulous gallery landing, five bedrooms, two ensuite and a family bathroom together with a quiet study. The house occupies a lovely plot set in landscaped gardens which offer plenty of opportunity for outdoor living and in a great location convenient for local schools and shops and a little over a mile from Stone town centre. A super family home in a quiet location away from the hustle & bustle and yet still super convenient for everything Stone has to offer.. Viewing essential.



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Entrance Hall

A grand reception area which has a turned staircase to the first floor gallery landing and wood effect flooring. Glazed panel double doors through to the lounge and dining room and doors to the study & kitchen.. Below stairs store cupboard and two cloaks cupboards. Radiator.

Guest Cloakroom

(6'4" x 3'6") max

White suite comprising: WC and pedestal basin. Wood effect floor. Radiator.

Lounge

18'1" x 11'8"

Glazed double doors lead through from the hallway to this comfortable sitting room which has French windows to the rear of the house opening to the gardens and small window to the side of the house. Feature period style fireplace with marble inset & hearth and living flame gas fire. Two radiators & TV aerial connection.

Dining Room

(16'4" x 10'1") max

A good size entertaining room which has glazed double doors leading from the entrance hall, window to the rear and side of the house, door through to the kitchen. Radiator.

Study / Den

11'8" x 7'10"

A useful additional reception room currently used as a study, but perfect as a kid's den. Two windows to the front of the property. Radiator.

Breakfast Kitchen

16'1" x 16'1"

The kitchen has been re-modelled recently to present a large well appointed family room with space for living, dining & entertaining. The kitchen features an extensive range of wall & base cupboards with painted 'shaker' style cabinet doors with coordinating work surfaces and inset sink unit. Fitted comprise; stainless steel gas hob with glass splash panel and extractor hood, twin eye level electric ovens, fully integrated dish washer, refrigerator and freezer. Concealed cabinet lighting and inset low energy ceiling lights. Karndean wood effect flooring. Two windows to the rear and window to the side, French doors to the rear opening to the garden. Connection for wall mounted TV. Radiator.

Utility

(11'7" x 5'5") max

The utility room features a range of wall & base cupboards matching the kitchen. Work surface and sink unit. Plumbing for washing machine. Porcelain floor tiling, door to the side of the house and internal door to the garage.

First Floor

Stairs & Landing

A grand central staircase leads to an impressive full gallery landing. Access hatch to loft space. Airing cupboard.

Master Bedroom

(14'11" x 11'7") max

A large master bedroom which features fitted wardrobes to one wall combined with a separate walk-in closet with hanging space and shelving. Three windows to the front of the house. Radiator.

En-Suite Shower Room

(8'11" x 4'7") max

Fitted with a white suite comprising walk-in shower enclosure with glass screen and thermostatic shower, vanity basin and enclosed cistern WC. Ceramic wall tiling to full height and chrome heated towel radiator. Window to the side of the house.

Guest Bedroom

(14'0" x 12'9") max

Double bedroom with window to the rear of the house. Fitted wardrobes to one wall. Radiator.

En-suite

(8'10" x 5'3") max

Fitted with a white suite comprising WC, pedestal wash hand basin with chrome taps, fully tiled 1200mm shower enclosure with mains fed shower system, part tiled walls, UPVC obscure double glazed window to the rear aspect, radiator, shaver point, extractor fan & carpet.

Bedroom Three

(12'8" x 8'0") max

Double bedroom with two windows to the front of the house. Fitted wardrobes to one wall. Radiator.

Bedroom Four

(11'5" x 14'0") max

Double bedroom with window to the rear of the house. Built-in wardrobe. Radiator.

Bedroom Five

(10'10" x 8'11") max

Currently used as a gym! Window to the rear of the house & single built-in wardrobe. Radiator.

Study

(8'6" x 6'3") max

A lovely room for hard work or quiet contemplation or possibly both. Semi open plan to the landing with glazed double doors and window to the front of the house. Radiator.

Family Bathroom

(8'10" x 7'7") max

Offering a white suite comprising WC, pedestal wash hand basin with chrome taps, standard bath & panel with chrome taps, fully tiled single shower enclosure with mains fed shower system, part tiled walls, radiator, UPVC obscure double glazed window to the side aspect, shaver point, extractor fan & tile effect laminate flooring.

Outside

The house occupies a corner plot in a small cul-de-sac on the edge of this popular and sought after development. Lawn front garden with tree and shrub borders, driveway parking for 2 cars and a large integral double garage with twin up and over doors. Good size enclosed garden to the rear which is mainly lawn with mature planted borders, wooden deck and several patio areas designed to catch sunshine throughout the day.

General Information

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

Tenure; Freehold

Council Tax Band F

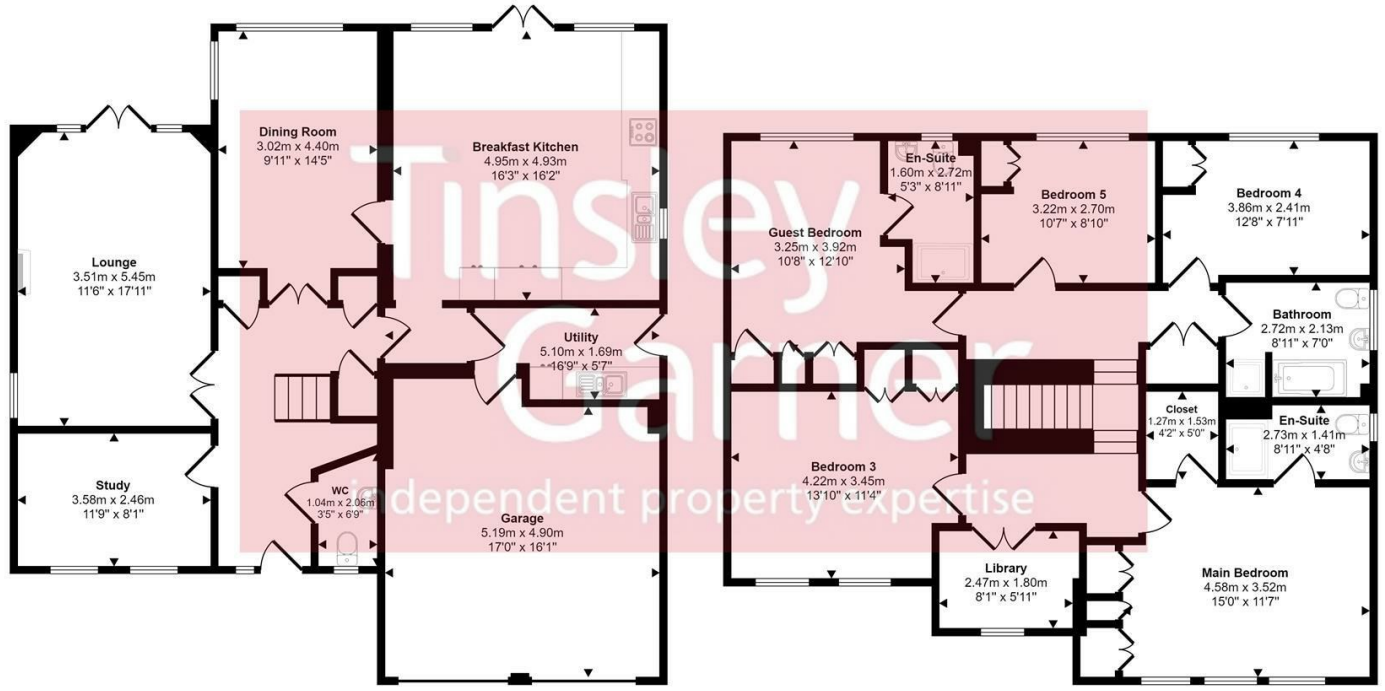
Viewing by appointment

For sale by private treaty, subject to contract.

Vacant possession on completion.



Approx Gross Internal Area
232 sq m / 2494 sq ft



Ground Floor
Approx 123 sq m / 1319 sq ft

First Floor
Approx 109 sq m / 1175 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		
	1	1
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		
	1	1
England & Wales		
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