



11, Crown Meadow Court, Stone, ST15 0GX



**Asking Price £315,000**

Stylish living in the heart of Stone! If you are seeking smart, beautifully presented pied a terre which offers all the advantage of town centre living without the compromises associated with apartments then look no further. This lovely modern town cottage features spacious living accommodation with welcoming reception hall, large sitting room, stylish modern kitchen with space for dining, study and downstairs loo, complemented upstairs by two double bedrooms both of which have en-suite bathrooms. Extensively upgraded by the present owner including, updated downstairs cloakroom two new bathrooms, new carpets and decor throughout. Step outside and you will discover the most delightful patio garden with ample room for outdoor living. Crown Meadow Court is a small, private courtyard development in a super location just a few minutes walk into Stone town centre and within strolling distance of the sports centre, canal and everything the town has to offer.



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#### Entrance Hall

Welcoming reception area with part glazed front door and staircase to the first floor gallery landing. Under stairs store cupboard.

#### Lounge

A lovely dual aspect sitting room with window to the front of the house and French doors to the rear opening to the gardens. Feature stone effect fireplace and hearth with electric fire. TV aerial connection.

#### Study

A useful 'quiet room' with window to the front of the house.

#### Dining Kitchen

A stylish kitchen with space for dining. Fitted with an extensive range of wall & base cupboards with traditional style cabinet doors and coordinating wood effect work surfaces with inset 1½ bowl sink unit & mixer tap. Fitted appliances comprise: ceramic induction hob with extractor over, built-under electric oven, fully integrated fridge, freezer, dish washer and washing machine. Ceramic tiled floor and part tiled walls. Rear facing window and French doors opening to the gardens.

#### Cloakroom & WC

Newly upgraded with a white suite comprising; vanity basin & WC.

#### Gallery Landing

Spacious gallery landing with sloping ceiling and roof light window. Access hatch to loft space.

#### Main Bedroom

Double bedroom with vaulted ceiling and dormer window to the rear of the house.

#### En-Suite Bathroom

Newly upgraded featuring a smart white contemporary style suite with walk-in shower enclosure with glass screen and thermostatic shower, vanity basin & WC. Inset low energy lighting and chrome heated towel radiator. Dormer window to the front of the house.

#### Bedroom 2

Double bedroom with sloping ceiling and roof light window to the rear of the house with fitted wardrobes.

#### En-Suite Bathroom

Newly upgraded with a white suite comprising; bath with glass shower screen and thermostatic shower, vanity basin, towel rail and WC. wood effect flooring and skylight window to the front of the house. Built-in store cupboard.

#### Outside

The house enjoys the most delightful patio gardens to the rear which feature mature borders with a variety of shrubs and trees

and paved patio area providing plenty of space for outdoor living. Garden shed, outside tap and power socket. Gated pedestrian access to the rear opening to Stafford Street. The house is on a small courtyard development on the edge of Stone, within five minutes walk of the town centre and close to Stone Leisure Centre and Marks & Spencer. Reserved parking for one car and additional visitor parking.

#### General Information

Services: Mains water, electricity & drainage. Electric under floor heating.

Tenure: Freehold

Service Charge £23.56 per month. For upkeep of common area (excludes buildings insurance)

Council Tax Band D

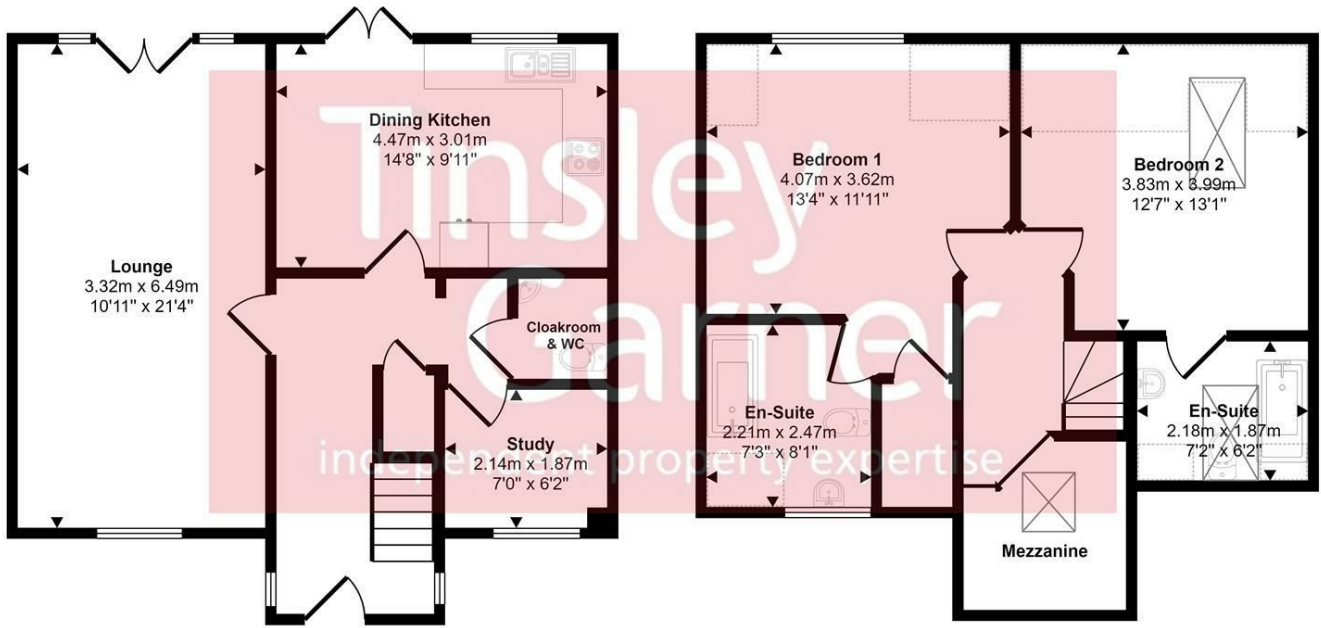
Viewing by appointment

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





Approx Gross Internal Area  
107 sq m / 1152 sq ft



Ground Floor  
Approx 54 sq m / 582 sq ft

First Floor  
Approx 53 sq m / 570 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.

