



17, Sunningdale, Stone, ST15 0LZ



**Asking Price    £429,000**

A mature detached house situated in a popular and sought after residential cul-de-sac within strolling distance of Stone town centre. The house has been extensively updated in recent times and offers well proportioned accommodation featuring spacious lounge and separate dining room, stylish breakfast kitchen, separate utility and small downstairs study complemented by 4 bedrooms and stylish upgraded bathroom. Presented to a high standard throughout and enjoys gas central heating and upvc double glazed windows and doors. Sunny south west facing rear garden with plenty of space for outdoor living, off road parking for two cars, carport and a single garage. Great location tucked away in a small cul-de-sac on the outskirts of the town, strolling distance to Westbridge Park & Stone Leisure Centre and less than ¼ mile from the town centre.



01785 811 800

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



#### Entrance Hall

Reception area with composite part glazed front door and full height window. Stairs to the first floor landing with storage below. Wood effect flooring. Radiator.

#### Cloakroom & WC

Fitted with a white contemporary style suite with enclosed cistern WC and vanity basin. Radiator.

#### Lounge

14'10" x 12'10"

A spacious living room which has a bow window to the front of the house and opening through to the adjoining dining room. Chimney breast with contemporary style flame effect gas fire. TV aerial connection. Radiator

#### Dining Room

11'2" x 10'2"

Adjoins the lounge with bi-fold doors to the rear opening to the garden, door through to the kitchen. Radiator.

#### Kitchen

A good size kitchen with space for casual dining. Fitted with an extensive range of wall & base cupboards with contemporary style high gloss handle less cabinet doors, co-coordinating wood effect work surfaces and island with breakfast bar seating three. Integrated appliances comprising; ceramic electric hob with stainless steel extractor hood over, eye level electric double oven, dish washer. Wood effect flooring and rear facing window and door to the gardens. Vertical Radiator.

#### Utility Room

Fitted base cupboards with work surface and sink unit. Plumbing for washing machine and space for a dryer. Wood effect flooring. Window to the side of the house.

#### Study

Small study situated off the entrance hall. Window to the front of the house. Wood effect floor. Radiator.

#### Landing

Access hatch to,loft space.

#### Main Bedroom

13'6" x 11'1"

Double bedroom with window to the rear of the house. Concealed walk-in shower enclosure, wash basin in vanity cupboard. Radiator.

#### Bedroom 2

13'4" x 8'3"

Double bedroom with window to the front of the house. Radiator.

#### Bedroom 3

13'5" x 9'10"

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

#### Bedroom 4

10'4" x 6'11"

Window to the front of the house. Radiator.

#### Bathroom

Newly upgraded with white suite comprising: bath with mixer shower attachment, wash basin in vanity cupboard and enclosed cistern WC. Ceramic wall tiling. Window to the rear of the house. Radiator.

#### Outside

The house occupies a good size plot at the end of the cul-de-sac with sunny south west facing walled garden to the rear. The garden is mainly lawn with patio area and established borders. Driveway parking for two cars with attached single garage and carport.

#### General Information

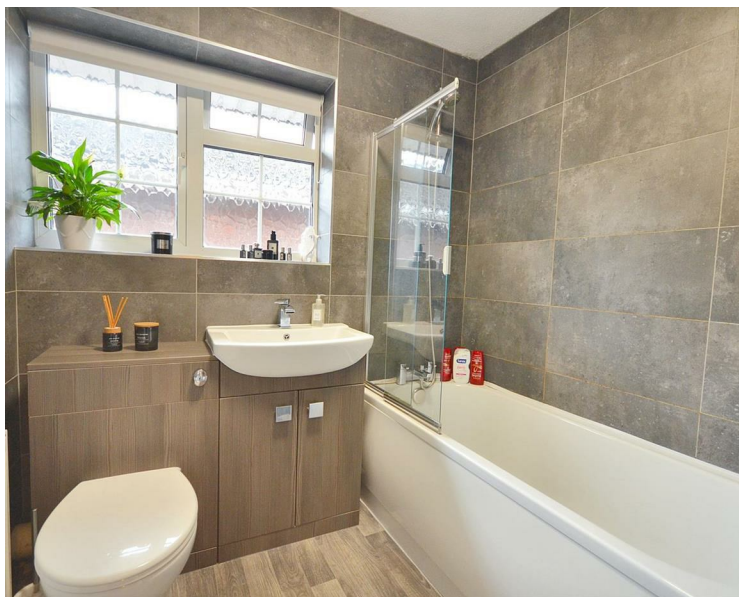
Services: Mains gas, water, electricity & drainage. Gas central heating.

Tenure; Freehold

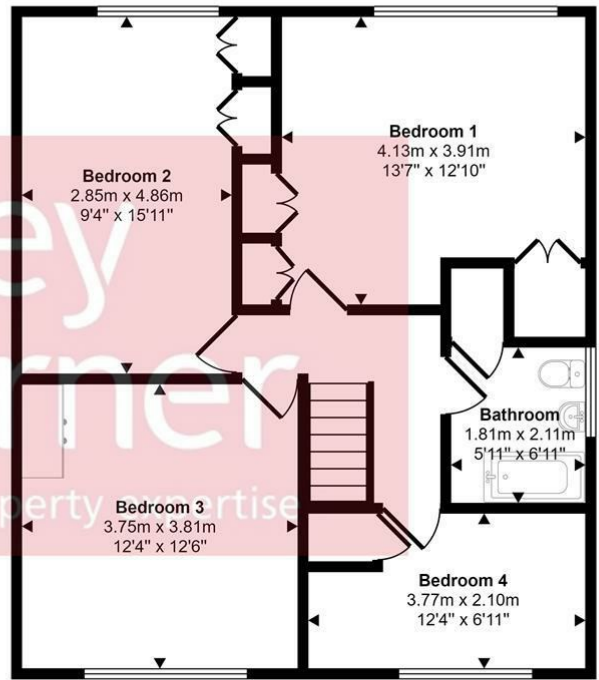
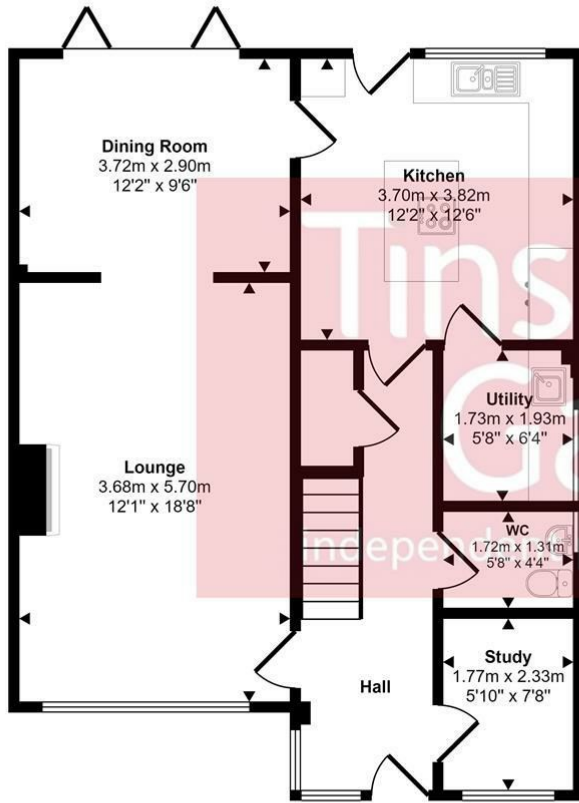
Council Tax band E

Viewing by appointment

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



Approx Gross Internal Area  
138 sq m / 1485 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 | 64 78     |

| 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 |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC | 55 69     |