



92, The Fillybrooks, Stone, ST15 0DL



**Asking Price    £189,000**

If you're looking in Stone for a sensibly priced family home set in a large plot then this could be the one! This steel framed Cussins semi-detached property is approached via an extensive private driveway and boasts lovely mature gardens to both front and rear. The spacious accommodation includes: entrance hall, living room, dining room, kitchen, separate utility, inner hallway with guest cloakroom and boiler room, to the first floor there are three bedrooms and a family bathroom. Also benefitting from uPVC windows and doors, plus gas combi central heating. All of this conveniently located within easy access of Stone town centre, local schools, amenities, and commuter routes.

No Upward Chain - Early Viewing Essential



**01785 811 800**

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





#### Entrance Hall

A composite part obscure double glazed front door opens to the hallway. With block wood effect laminate flooring, under stairs storage area, doorways to the living room, kitchen and access to the first floor stairs.

#### Living Room

Offering a uPVC double glazed window to the front elevation, tiled fireplace, radiator, TV connection and carpet.

#### Dining Room

Open plan to the living room with uPVC double glazed sliding patio door opening to the rear patio and garden, radiator, scrubbed oak effect laminate flooring and doorway to the kitchen.

#### Kitchen

Fitted with a range of wood effect wall and floor units, contrasting work surfaces with tiled splash-backs and inset stainless steel sink and drainer with chrome taps. Built-in larder cupboard, uPVC double glazed window to the rear aspect, radiator, tiled floor and doorway to the utility.

#### Utility

With wood effect wall cupboard, contrasting work surface, tiled floor, uPVC part obscure double glazed external door to the rear patio and garden, doorway to the inner hall. Plumbing for a washing machine and space for a tumble dryer.

#### Inner Hallway

With panelled hardwood external door opening to the front of the property, tiled floor and doorways to the guest cloakroom and boiler room.

#### Guest Cloakroom

Fitted with a white low level push button WC, tiled floor and front aspect window.

#### Boiler Room

With wall mounted Baxi Platinum gas combi central heating boiler.

#### First Floor

##### Stairs & Landing

Traditional white painted newel post, spindle and banister stairs lead to a galleried landing. With carpet throughout, storage cupboard, loft access and uPVC obscure double glazed window to the side aspect.

##### Bedroom One

With uPVC double glazed window to the front elevation, tiled fireplace, built-in storage cupboard, radiator and carpet.

##### Bedroom Two

A second double bedroom offering a uPVC double glazed

window overlooking the rear garden, built-in wardrobe, radiator and carpet.

##### Bedroom Three

With uPVC double glazed window to the front aspect, storage cupboard, radiator and scrubbed oak effect laminate flooring.

##### Family Bathroom

Fitted with a modern white suite comprising standard bath, panel and shower screen with chrome mixer tap and Triton T80 electric shower system above, low level push button WC, pedestal wash hand basin with chrome mixer tap. Part tiled walls, radiator, tiled floor and uPVC obscure double glazed window to the rear aspect.

##### Outside

The property is approached via wrought iron gates opening to a long gravelled driveway providing extensive off road parking.

##### Front

The front garden offers a pedestrian access gate with paved pathway to the front door. With lawn, mature trees and hedgerows, stocked flowerbeds and borders, a large hardstanding area, timber fence panelling and wrought iron access gate to the rear garden.

##### Rear

The enclosed south facing rear garden offers paved and hardstanding patio areas, lawns, stocked flowerbeds, paved pathways, mature hedgerows, timber fence panelling and shed.

##### General Information

For sale by private treaty, subject to contract.  
Vacant possession on completion.  
Council Tax Band A.  
No upward chain.

##### Services

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

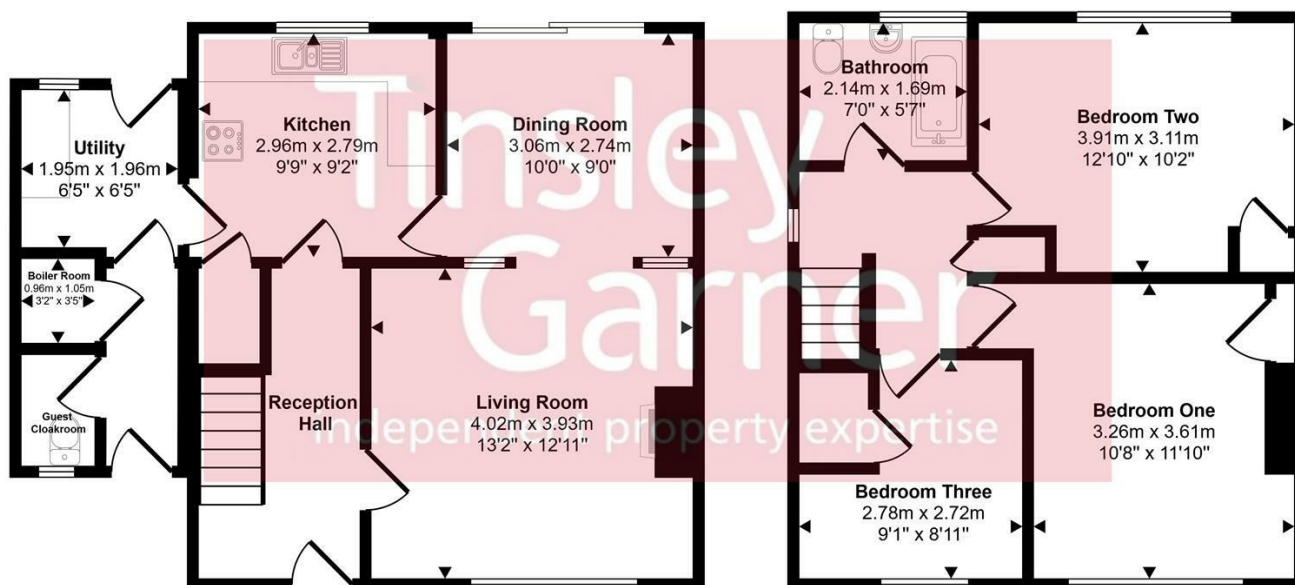
##### Viewings

Strictly by appointment via the agent.

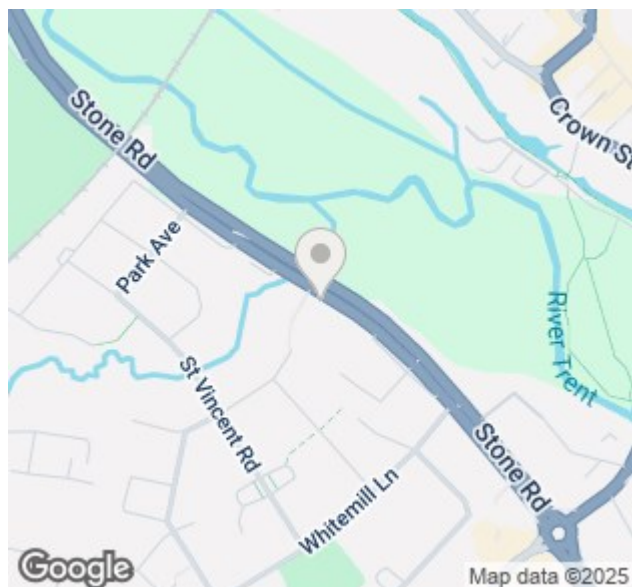




Approx Gross Internal Area  
95 sq m / 1027 sq ft



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		
	70	81
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		