



4, Hoskings Close, Stone, ST15 8FS



Asking Price £385,000

A desirable detached family home tucked away in a quiet corner of suburban Stone, within easy reach of the town centre, local schools, two cricket clubs and a host of amenities. The property has been extensively updated by the present owners to create a comfortable and well proportioned family home which caters for all requirements of modern family living, featuring two reception rooms with conservatory extension to the rear, stylish upgraded kitchen, separate utility and a hobby room created from part of the garage. Upstairs you will discover four well proportioned bedrooms, re-modelled en-suite and a family bathroom. The house enjoys a private garden to the rear with plenty of room for outdoor living and to the front has ample off road parking. A super house in one of the most popular cul-de-sac positions on Aston Lodge.



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



Enclosed Porch

Fully enclosed storm porch with upvc outer doors.

Hallway

Reception area with upvc part glazed inner door, wood effect floor. Stairs to the first floor landing and door through to the lounge.

Lounge

A good size living room which has a bay window to the front of the house and double doors leading through to the dining room. Period style fireplace with marble inset & hearth and living flame gas fire, TV aerial connection. Two radiators.

Dining Room

Entertaining room with door through to the kitchen and sliding patio windows opening through to the conservatory. Wood effect flooring. Radiator.

Conservatory

A great addition to the living space, built on a brick base with upvc double glazed windows, louvre roof panels and French doors opening to the garden.

Kitchen

A stylish upgraded kitchen which features an extensive range of wall and base cabinets with painted 'shaker' style cabinet doors and coordinating quartz effect work surfaces with inset sink unit and @quantum' 4 in 1 mixer tap with hot & cold water, filtered water and boiling water. Fitted appliances comprise; ceramic electric hob with extractor over, fully integrated dish washer and space for an American style fridge freezer. Part ceramic tiled wall and tiled floor extending through to the utility room and WC. Rear facing window overlooking the garden. Pantry.

Utility Room

Fitted cabinets matching the kitchen, work surface with sink unit. Plumbing for washing machine and space for a dryer. Part glazed upvc back door and window to the side of the house. Radiator.

Cloakroom & WC

White suite comprising WC & hand basin. Window to the side of the house. Radiator.

Hobby Room

Converted from part of the former garage, a useful study / work room providing ample additional storage, wood effect laminate floor. Wall mounted 'Vaillant' gas fired central heating boiler.

Landing

Airing cupboard & access hatch to loft space.

Bedroom 1

Double bedroom with window to the front of the house, built-in wardrobe with sliding doors. Radiator.

En-Suite Shower Room

A stylish upgraded shower room featuring a white suite with shower enclosure with glass screen and thermostatic shower, vanity basin & enclosed cistern WC. Ceramic wall tiling to full height and tiled floor. Chrome heated towel radiator. Window to the side of the house.

Bedroom 2

Double bedroom with window to the front of the house, built in wardrobe. Radiator.

Bedroom 3

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

Bedroom 4

Single bedroom with window to the rear of the house. Radiator.

Bathroom

With a white suite featuring; bath with thermostatic shower over, vanity basin & WC. Ceramic wall tiling to full height and tiled floor. Window to the rear of the house. Radiator.

Outside

The house is in a lovely position in a popular cul-de-sac on the edge of Aston Lodge Park, set in a good size garden plot with private enclosed garden to the rear. The rear garden is mainly lawn with trees to the rear, paved patio and additional sitting area. To the front of the house the driveway has been extended to provide additional parking. Integral garage which is part converted but still has its door in-situ and space for storage of mowers, bikes etc.

General Information

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

Council Tax Band D

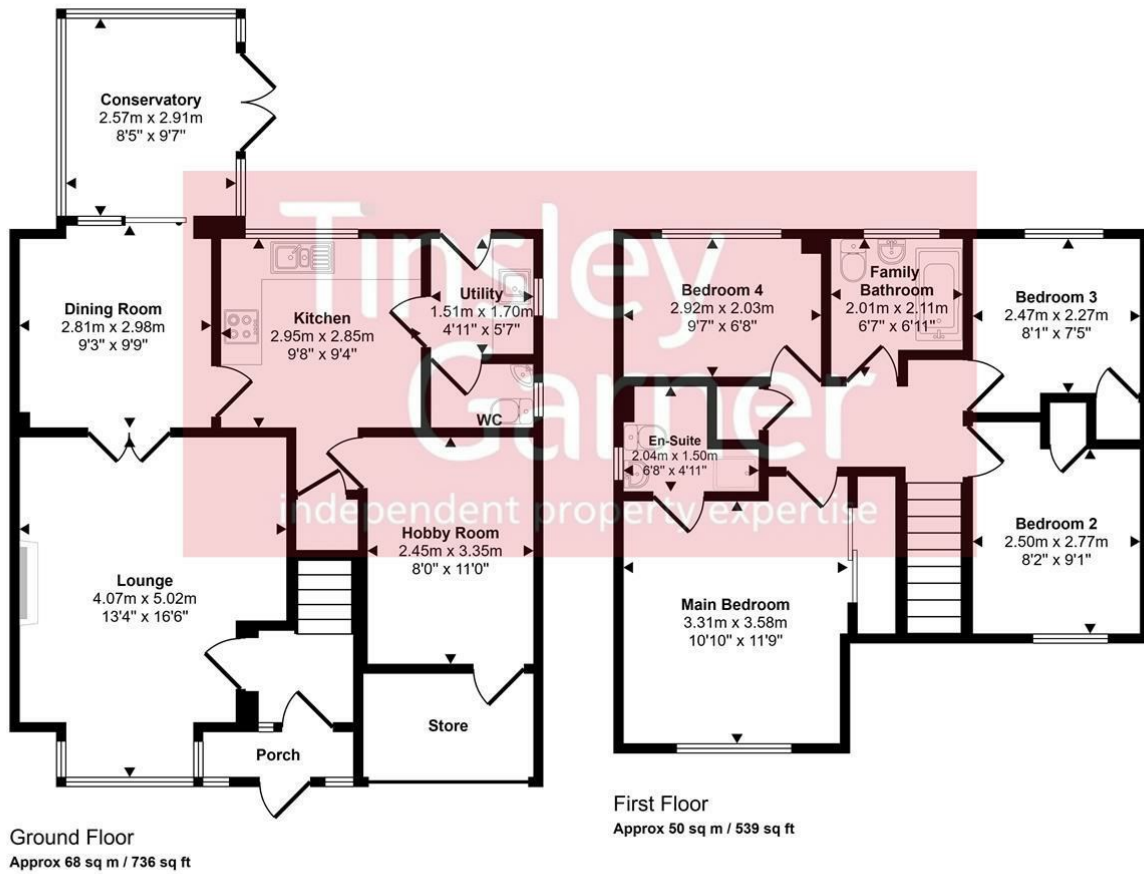
Tenure; Freehold

Viewing by appointment

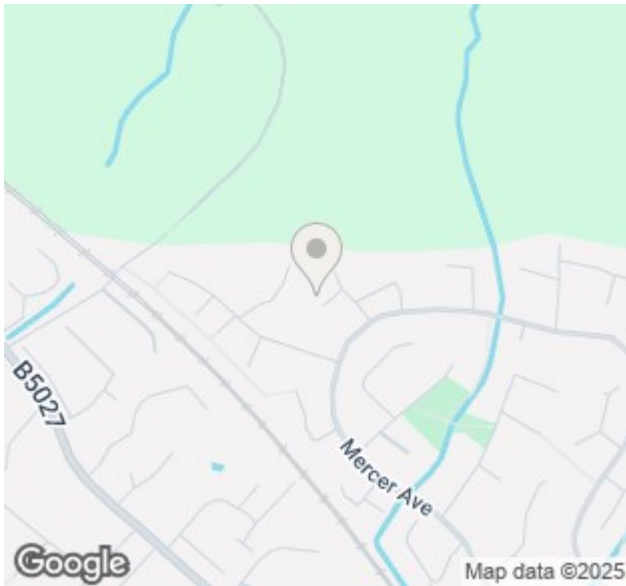
For sale by private treaty, subject top contract.
Vacant possession on completion.



Approx Gross Internal Area
118 sq m / 1275 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		
	68	81
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		
	67	77
England & Wales		
EU Directive 2002/91/EC		