



23, Coalport Drive, Stone, ST15 0XU



Asking Price £650,000

Put quite simply - this is a brilliant family home! A mature detached house in a quiet suburban cul-de-sac on the outskirts of town which offers all the attributes demanded by modern family life. The property features spacious living areas with 3 reception rooms and a large open plan dining kitchen with doors to the garden, complemented upstairs by an elegant sufficiency of five bedrooms, two en-suite shower rooms and a family bathroom. Step outside and you will discover a large wrap-around garden plot with sunny aspect to the rear offering plenty of opportunity for outdoor living, large two car garage and oodles of off road parking. The property has been extensively upgraded by the present owners including a re-modelled kitchen, three new bathrooms, new wardrobes and upgraded flooring throughout and is maintained and presented to the highest of standards both inside and out. Great location convenient for local schools and shops and a little over a mile from Stone town centre. Viewing essential.



01785 811 800

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



Covered Porch

Entrance Hall

Welcoming reception area with Karndean wood effect flooring throughout, wooden half glazed front door and side light windows, turned staircase to the first floor landing with storage below. Two radiators.

Cloaks & WC

White suite comprising; WC and basin. Karndean wood effect floor. Radiator.

Lounge

A comfortable sitting room with rear facing French doors opening to the patio and garden, small window to the side. Period style marble fireplace and hearth with living flame fire. two radiators.

Dining Room

Double doors lead off the hallway to this spacious reception room with front facing bay window. Radiator.

Family Room

A useful addition to the living accommodation and ideal as either home office or kid's den. Front facing bay window. Karndean wood effect floor. Radiator.

Kitchen / Dining / Sitting Room

A spacious open plan kitchen with room for casual dining and entertaining. The upgraded kitchen features an extensive range of wall and base cupboards with 'Shaker' style painted cabinet doors and coordinating Corian counter tops extending to a breakfast bar seating 3. Integrated appliances comprise; stainless steel gas hob with matching extractor hood and glass splash panel, twin ovens, fully integrated fridge, freezer and dish washer. Adjoining dining area with space for a table and sofa, windows to the rear and French doors to the patio & garden. Ceramic tile floor throughout. Two radiators.

Utility Room

Wall & base cabinets matching the kitchen with Corian work top and under set sink. Space for a washing machine & dryer. Door to the side of the house. Radiator. Wall mounted Worcester Bosch gas fired combi boiler installed in 2023

Landing

Spacious landing with access hatch to loft space and airing cupboard.

Main Bedroom

A spacious main bedroom with built-in wardrobes to one wall, window to the front of the house. Radiator.

En-Suite Shower Room

With a stylish modern suite featuring; shower enclosure with glass door and thermostatic shower, vanity basin & enclosed cistern WC. Ceramic wall tiling to full height & tiled floor. Chrome heated towel radiator. Window to the side of the house.

Bedroom 2

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

En-Suite Shower Room

Features an upgraded contemporary style suite with walk-in shower enclosure with glass screen and thermostatic shower, pedestal basin & WC. Ceramic wall tiling to half height and wood effect floor. Chrome heated towel radiator. Window to the rear of the house.

Bedroom 3

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

Bedroom 4

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

Bedroom 5 / Study

With dormer window to the front of the house. Radiator.

Family Bathroom

The bathroom has been upgraded featuring a white suite with; bath, walk-in shower enclosure with glass screen and thermostatic shower, vanity basin & WC. Ceramic wall tiling to full height and tiled floor. Chrome heated towel radiator. Window to the rear of the house.

Outside

The house occupies one of the choice plots on the development, tucked away in the corner of the cul-de-sac with good frontage and a large sunny wrap-around rear garden. The driveway has recently been re-laid and provides parking for a number of cars together with a detached double garage with twin electric roller shutter doors. Large enclosed rear garden with lawn area, raised borders and an extensive paved patio area. The garden extends to the side of house with side access to the garage and additional storage.

General Information

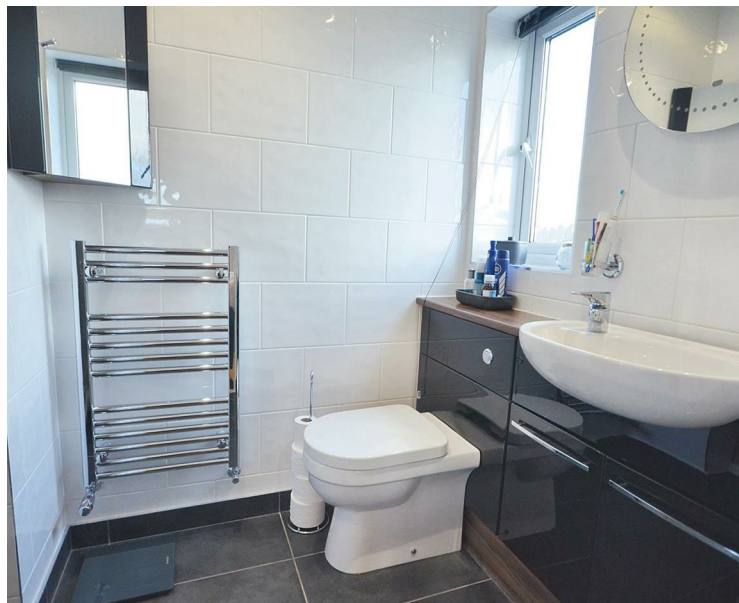
Services; Mains gas, electricity, water & drainage. Gas central heating.

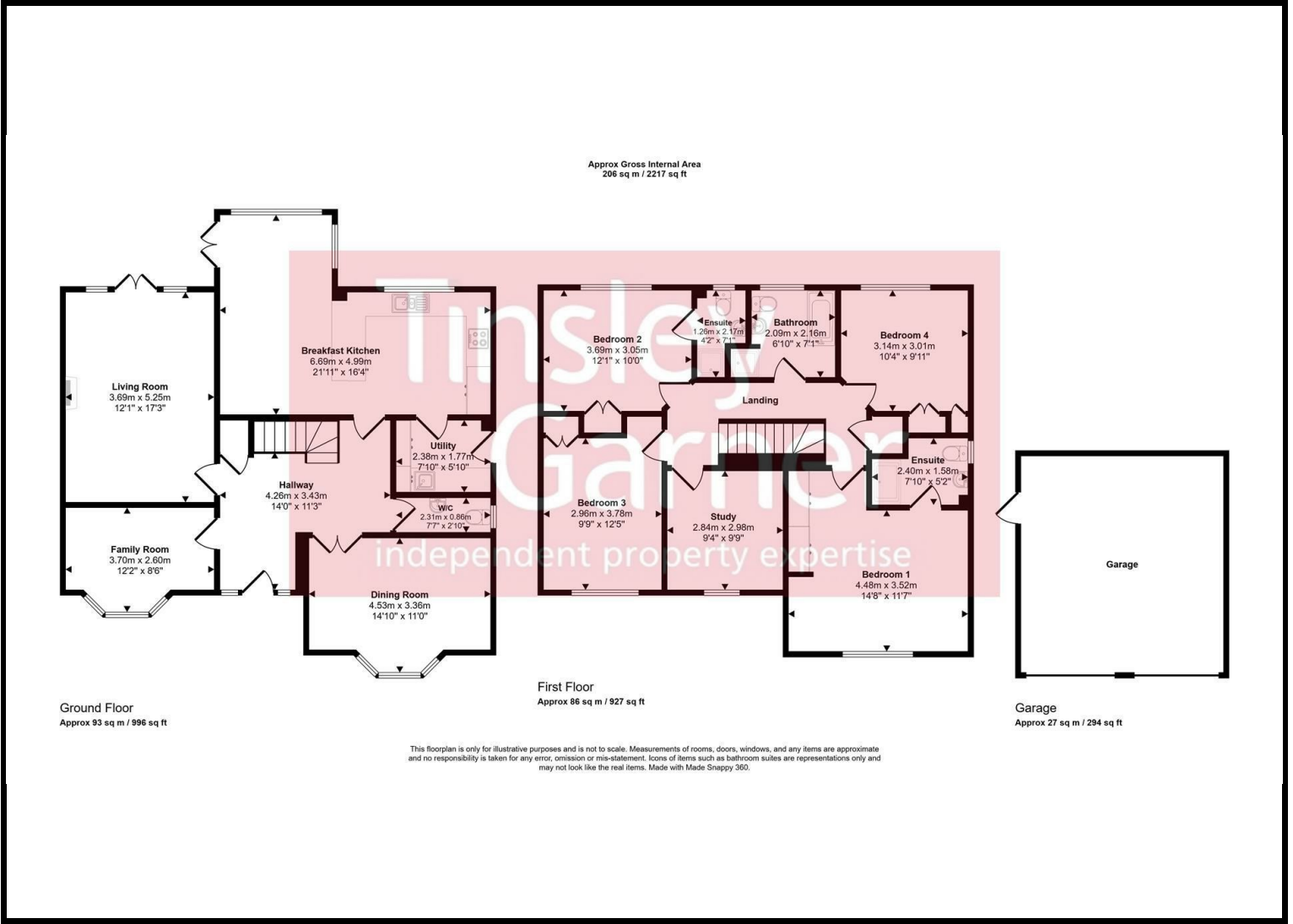
Tenure; Freehold

Council Tax Band F

Viewing by appointment

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





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		76	81
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			
England & Wales		69	69
EU Directive 2002/91/EC			