



38, Tilling Drive, Stone, ST15 0AA



Asking Price £280,000

NEW PRICE - This extended, stylish, modern end-terrace townhouse is conveniently located in a quiet position within walking distance of local schools, shops and Stone town centre. Built 2006 and offering spacious accommodation over three floors comprising: entrance porch, reception hallway, living room, superb kitchen diner, study/snug, guest cloakroom, three double bedrooms, ensuite shower room to the main bedroom, plus a family bathroom. Also benefitting from a good size garden to the rear and side, rear access off road parking before a single garage, gas central heating, uPVC double glazed windows and doors throughout.

A super family home in a lovely position - Viewing highly recommended



01785 811 800

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



Entrance Porch

An open porch with coach light and paved pathway before the front door.

Reception Hallway

A uPVC part obscure double glazed front door opens to the hallway. With Karndean oak finish flooring, radiator, central heating thermostat, doorways to the study/snug, guest cloakroom, living room and access to the first floor stairs.

Study / Snug

With fitted shelving and storage to one wall, uPVC double glazed window to the front elevation, radiator and carpet.

Guest Cloakroom

Fitted with a white suite comprising: pedestal wash hand basin with chrome taps and tiled splash-back, low level push button WC. Karndean oak finish flooring, extractor fan and radiator.

Living Room

A cosy reception room offering a mock feature fireplace with oak mantle, uPVC double glazed window to the side aspect, under stairs storage cupboard, radiator, carpet, TV connection and glazed bi-fold doors to the kitchen diner.

Kitchen Diner

A superb light and airy kitchen diner just perfect for entertaining family and friends in style. Offering a vaulted ceiling with two Velux skylight windows, feature pendant lighting, uPVC double glazed French doors opening to the patio and garden, Karndean oak finish flooring, radiator and uPVC double glazed window to the rear elevation.

Fitted with a range of white finish wall and floor units, contrasting granite work surfaces and upstands, underset stainless steel 1 1/2 bowl sink with chrome shower head mixer tap. Appliances including: Rangemaster electric range cooker with extractor hood and light above, integral washer dryer and dishwasher. Space for an upright fridge freezer.

First Floor

Stairs & Landing

Traditional white painted spindle, newel post and banister stairs lead to a galleried landing with radiator and carpet throughout.

Bedroom Two

Offering two uPVC double glazed windows to the front of the house, radiator and carpet.

Bedroom Three

A third double bedroom with fitted bedroom furniture, radiator, carpet and uPVC double glazed window overlooking the rear garden.

Family Bathroom

Fitted with a white suite comprising: standard bath, panel, shower rail and curtain with chrome taps and mains fed thermostatic shower system above, low level push button WC and pedestal wash hand basin with chrome taps. Extractor fan, part tiled walls, radiator, shaver point, scrubbed oak planked effect vinyl flooring and airing cupboard housing the hot water storage system.

Second Floor

Stairs & Landing

With two uPVC double glazed windows to the side aspect, traditional white painted spindle, newel post and banister stairs, carpet, small landing with radiator.

Bedroom One

A large main bedroom offering two Velux skylights, uPVC double glazed window to the front aspect, fitted bedroom furniture, two radiators, eaves storage cupboard, TV connection, carpet, loft access and doorway to the ensuite shower room.

Ensuite Shower Room

Fitted with a white suite comprising: oversize walk-in shower enclosure with mains fed thermostatic rain head shower system, pedestal wash hand basin with chrome mixer tap, inset low level push button WC. Velux skylight window, extractor fan, fully tiled walls and floor, shaver point, chrome towel radiator and eaves storage cupboard.

Outside

The property has off road parking for one car before a single garage with vehicular access via the rear of the property. There is pedestrian access to the front of the property via paved pathways.

The garage has steel front doors, power, lighting and a side access door opening to the garden

Gardens

The enclosed good size gardens are to the side and rear of the property. Offering plenty of privacy and space to entertain with large lawn, Indian stone patio areas and pathways, mature hedgerows and timber fence panelling.

General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band C

Services

Mains gas, water, electricity and drainage.

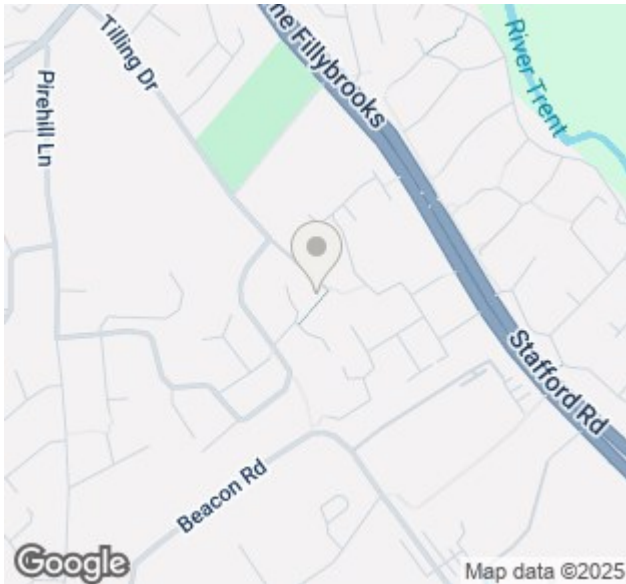
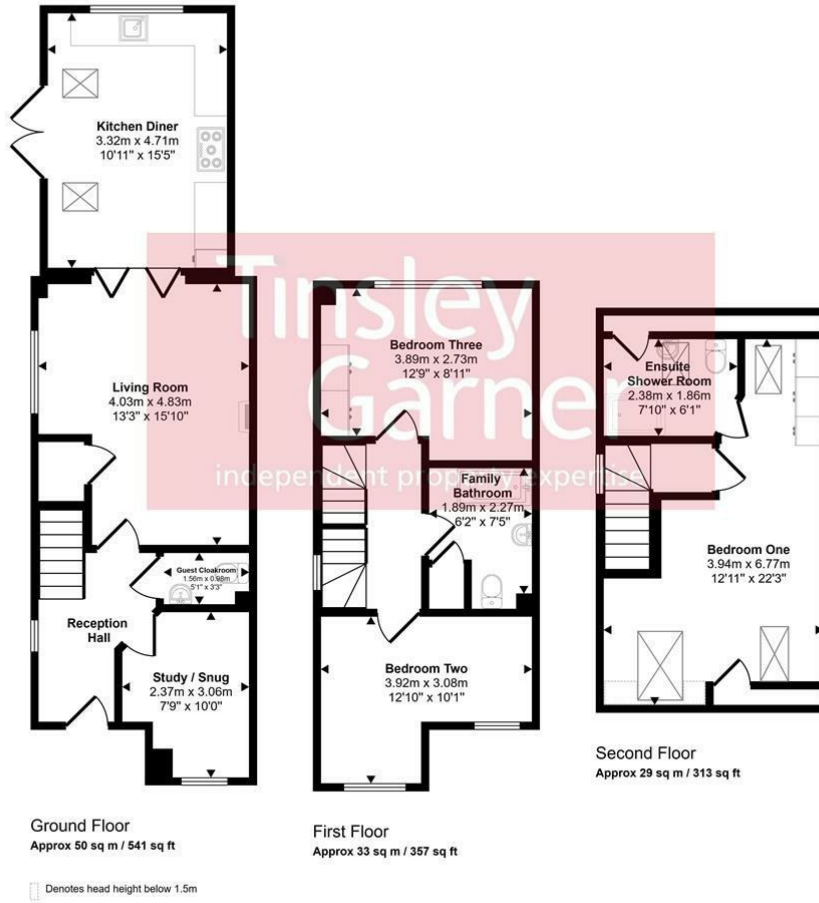
Gas central heating.


Viewings

Strictly by appointment via the agent.



Approx Gross Internal Area
113 sq m / 1211 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		75	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		69
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 