



1, Old Road Close, Stone, ST15 8JF



**Asking Price £240,000**

A smart and stylish family home in the heart of Stone! The house has been extensively updated, upgraded and improved by the current owners and offers comfortable, well appointed accommodation which is more spacious than outer appearances may suggest. Downstairs features a large sitting room with working open fire, stylish dining kitchen, small study and large utility / store room, complimented upstairs by three well proportioned bedrooms and a stylish modern bathroom. Moving to the outside, the house occupies a large corner plot with plenty of outdoor storage and the holy grail in this part of town - off road parking for three cars! A super house in a great location skipping distance to Stonefield Park and within a few minutes walk of the town centre and railway station. Available immediately - Managed by Tinsley Garner



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





#### Covered Porch

#### Entrance Hall

Reception area with part glazed front door and wood effect flooring, staircase to the first floor landing. Radiator.

#### Lounge

A very well proportioned sitting room which has two large windows to the front of the house, chimney breast with cast iron period style fireplace with decorative tile inset and working open fire. Wood effect laminate flooring. Under stairs store cupboard. Radiator.

#### Dining Kitchen

A cool and stylish upgraded kitchen which features an extensive range of wall & base cupboards with contemporary anthracite colour cabinet doors and co-ordinating black granite effect work surfaces with inset 1½ bowl sink unit and mixer tap. Space for slot-in gas cooker, plumbing for washing machine and recess for an American style refrigerator / freezer. Space for a dining table. Tile effect flooring. Window to the rear of the house. Contemporary style vertical radiator.

#### Rear Hall

#### Study

A useful home office or study with window to the side of the house.

#### Utility Room / Store

A huge utility space which has doors to the rear and to the side of the house.

#### Cloakroom & WC

With suite comprising: WC and hand basin.

#### Landing

With window to the side of the house.

#### Bedroom 1

Double bedroom with window to the rear of the house. Built-in contemporary style wardrobes top one wall with sliding doors. Radiator,

#### Bedroom 2

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

#### Bedroom 3

Generous size single bedroom with window to the front of the house. Radiator.

#### Bathroom

Large bathroom which features a white suite with oversize quadrant shower enclosure with glass screen and thermostatic shower, bath with chrome hand shower attachment, pedestal

basin & WC. Part ceramic tiled walls and tile effect vinyl flooring. Contemporary style vertical radiator. Window to the rear of the house.

#### Outside

The house occupies a generous corner plot and unusually for this part of town has enjoys off road parking for 3 cars. The gardens are mainly hard landscaped featuring raised borders planted with a variety of shrubs and flowers and mature hedge boundary. To the rear of the house there is a small enclosed patio / storage area. Please note there is no 'back garden'.

#### General Information

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

#### Council Tax Band

#### Viewing by appointment

For sale by private treaty, subject to contract.

Vacant possession on completion.

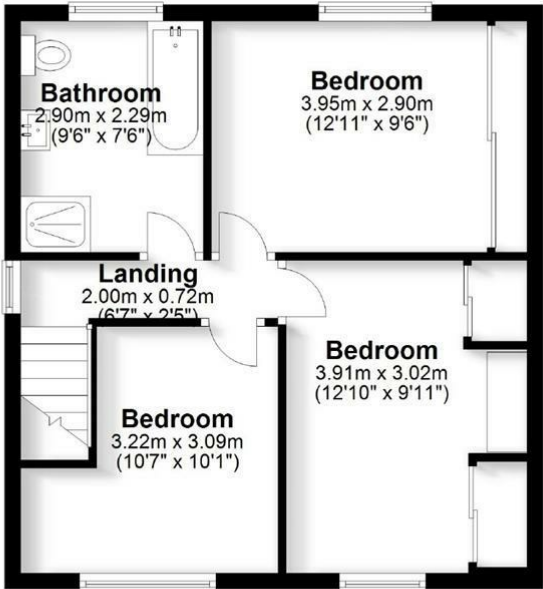




Ground Floor



First Floor



We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.  
Plan produced using PlanUp.



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 87                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         | 68                      |
| (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 |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                         |
| (92 plus) A                                                     |         | 81                      |
| (81-91) B                                                       |         |                         |
| (69-80) C                                                       |         | 55                      |
| (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 |