



1, Harecastle Bank, Stone, ST15 8ZU



£510,000

Do you need lots of space for your growing family? If so then this could be just what you've been searching for. This well presented three storey detached family home offers very spacious and flexible accommodation including: reception hallway, living room, dining room, breakfast kitchen with appliances, separate utility and a guest cloakroom. Upstairs there are five bedrooms, two with ensuite facilities, plus a family bathroom. Also benefitting from generous off road parking, a detached double garage, good size rear garden, gas central heating and uPVC double glazed windows and doors. A super property set in a great location within easy reach of commuter routes and Stone's vibrant town centre.

Early viewing essential - NO UPWARD CHAIN



01785 811 800

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



Reception Hall

A panelled composite front door with spy hole opens to the reception hallway. With fitted door mat and carpet, under stairs storage cupboard, radiator, central heating thermostat, doorways to the guest cloakroom, living room, dining room, breakfast kitchen and access to the first floor stairs.

Guest Cloakroom

Fitted with white suite comprising: push button WC and pedestal wash hand basin with chrome taps and tiled splash-back. Radiator, extractor fan and planked oak effect vinyl flooring.

Living Room

Offering a uPVC double glazed window to the front elevation, French doors with side windows opening to the rear patio, modern Adams style fire surround with mock cast iron back and inset living flame gas fire. Two radiators, TV connection and carpet.

Dining Room

With uPVC double glazed window to the front aspect, radiator and carpet.

Breakfast Kitchen

Fitted with a range of wood effect wall and floor units, contrasting black marble effect work surfaces with tiled splash-backs and inset stainless steel 1 1/2 bowl sink and drainer with chrome swan neck mixer tap. Radiator, uPVC double glazed windows overlooking the rear patio and garden, tiled floor, TV connection and doorway to the utility.

Appliances including: gas hob with extractor fan and light above, integral electric double oven. Plumbing for a dishwasher and space for an American style upright fridge freezer.

Utility

Matched to the kitchen with wood effect wall and floor units, black marble effect work surface with tiled splash-back and inset stainless steel sink and drainer with chrome taps. Tiled floor, radiator, extractor fan, wall mounted Ariston gas central heating boiler and composite part double glazed external door opening to the side aspect.

Plumbing for a washing machine and space for a tumble dryer.

First Floor

Stairs & Landing

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

Bedroom One

Offering built-in wardrobes and storage, uPVC double glazed window to the front of the property, two radiators, carpet and TV connection.

Dressing Room

Open plan to the bedroom with built-in wardrobe and storage, carpet and doorway to the ensuite bathroom.

En-suite Bathroom

Fitted with a white suite comprising: WC, pedestal wash hand basin with chrome taps, standard bath and panel with chrome taps. Part tiled walls, uPVC obscure double glazed window to the rear aspect, extractor fan, radiator and planked oak effect vinyl flooring.

Bedroom Two

With uPVC double glazed window to the front aspect, built-in wardrobes and storage, radiator, carpet and doorway to the ensuite shower room.

Ensuite Shower Room

Fitted with a white suite comprising: pedestal wash hand basin with chrome taps, WC, oversize fully tiled shower enclosure with mains fed thermostatic shower system. Part tiled walls, uPVC obscure double glazed window to the rear elevation, radiator, extractor fan and planked oak effect vinyl flooring.

Bedroom Five

Ideal for use as either a nursery or study. With uPVC double glazed window to the front of the property, radiator and carpet.

Second Floor

Stairs & Landing

Traditional white painted spindle, newel post and banister stairs lead to the galleried landing. With carpet throughout, uPVC archtop double glazed window to the rear aspect, airing cupboard housing the hot water storage system.

Bedroom Three

Offering three uPVC double glazed windows to the front, rear and side aspects, built-in wardrobes and storage, two radiators and carpet.

Bedroom Four

With two uPVC double glazed windows to the front and rear elevations, two radiators and carpet.

Family Bathroom

Fitted with a white suite comprising: WC, pedestal wash hand basin with chrome taps, standard bath and panel with chrome taps and mains fed thermostatic shower system above. Part tiled walls, uPVC obscure double glazed window to the front aspect, extractor fan, radiator and planked oak effect vinyl flooring.

Outside

The property is approached via a tarmac driveway providing off road parking before double wooden gates opening to additional parking and a detached double garage.

The brick & tile garage has two steel up & over doors, power, lighting and side access door.

Front & Sides

With boundary walls, lawn area, stocked borders, pathways leading to the front door and rear garden via a wooden gate.

Rear

The enclosed rear garden offers paved patio areas, lawn, a mature tree, part timber fence panelled and walled boundaries, external power and water connections.

General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band F

No upward chain

Services

Mains gas, water, electricity and drainage.

Gas central heating

Viewings

Strictly by appointment via the agent.



Approx Gross Internal Area
171 sq m / 1843 sq ft

Ground Floor
Approx 65 sq m / 697 sq ft

First Floor
Approx 54 sq m / 577 sq ft

Second Floor
Approx 53 sq m / 569 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			
England & Wales		74	83
		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	