



20, Heath Gardens, Stone, ST15 0AW



**£245,000**

An extended mature detached bungalow situated in a prime cul-de-sac location within a popular residential area on the outskirts of Stone. The property is in need of some modernisation but offers spacious accommodation comprising: living room diner, conservatory, breakfast kitchen, inner hall, two bedrooms and a shower room. Also benefitting from a block paved driveway providing ample off road parking with carport and detached garage, uPVC double glazed windows and doors, gas central heating, mature front and rear gardens. The bungalow is conveniently situated within easy reach of Stone town centre and commuter routes.

No Upward Chain - Viewing highly recommended.



**01785 811 800**

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





**Entrance**  
A uPVC obscure double glazed door opens to the breakfast kitchen.

**Breakfast Kitchen**  
Fitted with an extensive range of solid wood door fronted wall and floor units, under wall unit lighting, work surfaces with tiled splash-backs and inset composite sink and drainer with mixer tap. Planked oak effect vinyl flooring, radiator, uPVC double glazed window to the rear aspect and doorway to the living room diner.

Appliances including: gas hob with extractor fan and light above, integral electric oven and grill. Plumbing for a washing machine and space for an upright fridge freezer.

**Living Room Diner**  
A spacious reception room offering uPVC double glazed French doors with side windows opening to the conservatory, brick and slate fireplace, ceiling coving, radiator, carpet, TV connection, doorways to bedroom one and the inner hall.

**Conservatory**  
A lovely additional reception area ideal for entertaining family and friends or chilling out whilst enjoying the rear garden view.

A uPVC double glazed panel construction conservatory with vaulted roof, opening top windows, scrubbed oak effect vinyl flooring and French doors to the rear garden.

**Bedroom One**  
With uPVC double glazed bay window to the front elevation, radiator and carpet.

**Inner Hall**  
With storage cupboard, loft access, uPVC obscure double glazed window to the side of the property, radiator, carpet, doorways to bedroom two and the shower room.

**Bedroom Two**  
With uPVC double glazed window to the front aspect, radiator and oak effect vinyl flooring.

**Shower Room**  
Fitted with a modern white suite comprising; low level push button WC, vanity wash hand basin with storage unit and chrome mixer tap, oversize walk-in shower with mains fed thermostatic shower system. Fully tiled walls, uPVC obscure double glazed window to the side aspect, radiator, vinyl flooring and airing cupboard housing the hot water storage cylinder.

**Outside**  
The property is approached via a block paved driveway providing off road parking before double wooden gates opening to additional parking with carport and a detached garage beyond.

The garage has an electric roller shutter door, power, lighting, side access door and wall mounted Vaillant Eco-Tec 415 gas central heating boiler.

**Front**  
With ornate feature walls, box hedging, shrubs, trees and gravelled frontage.

**Rear**  
The enclosed rear garden offers a paved patio and pathway, raised lawn, mature trees, stocked flowerbeds, external water connection and good size lean-to potting shed/workshop.

**General Information**  
For sale by private treaty, subject to contract.

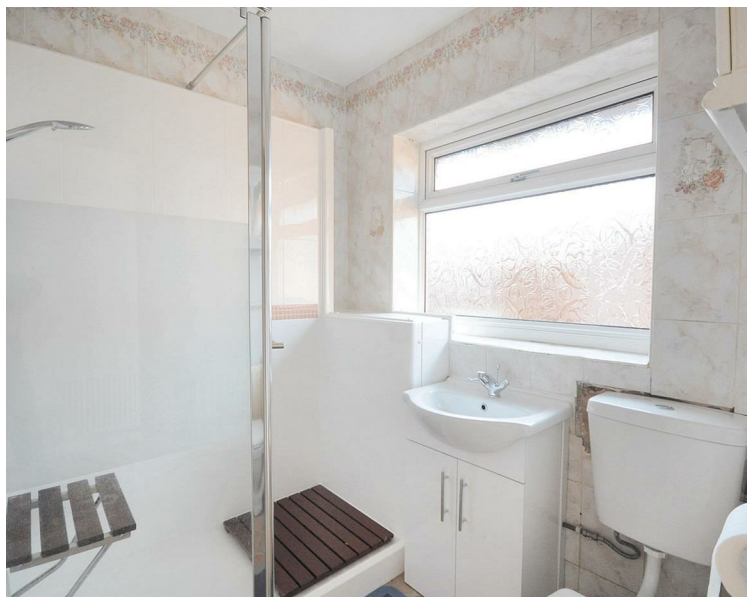
Vacant possession on completion.

Council Tax Band C

No upward chain

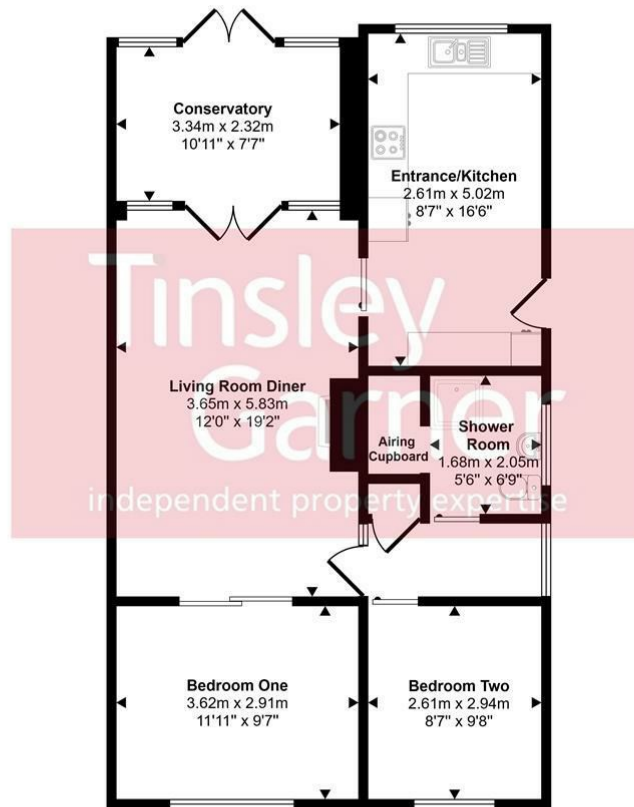
**Services**  
Mains gas, water, electricity & drainage.  
Gas combi central heating.

**Viewings**  
Strictly by appointment via the agent.





Approx Gross Internal Area  
73 sq m / 786 sq ft



Floorplan

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.

