



65, Meadow Way, Stone, ST15 0JW



£280,000

A well presented detached bungalow set in a quiet and popular location within Stone. The property has been considerably upgraded by the current owners with a high specification finish. Offering accommodation comprising; entrance porch, hallway, living room diner, modern fitted kitchen, inner hall, two double bedrooms and a modern shower room. Approached via a tarmac driveway providing ample off road parking before a detached and good size garage, also benefitting from with gas combi central heating and an enclosed private rear garden.

**NO UPWARD CHAIN - Don't blink or it will be gone!**



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#### Entrance Porch

With glazed front door and side windows, carpet and uPVC part obscure double glazed door with window light above opening to the hallway.

#### Hallway

With tiled planked scrubbed oak effect flooring, radiator, doorways to the living room diner and kitchen.

#### Living Room Diner

A spacious reception room offering a marble fireplace with inset living flame gas fire, ceiling coving, uPVC double glazed window to the front elevation, two radiators, carpet, BT Open Reach and TV connections, doorway to the inner hallway.

#### Kitchen

Fitted with a range of grey finish wall and floor units, under wall unit lighting, fleck finish work surfaces with matching upstands and brick tile splash-backs. Inset stainless steel 1 1/2 bowl sink and drainer with chrome swan neck mixer tap, recessed ceiling lights, storage cupboard, radiator, tiled planked scrubbed oak effect flooring, uPVC double glazed window and external door opening to the side aspect.

Appliances including: gas hob with stainless steel and glass extractor hood with light above, integral electric oven. With space for an upright fridge freezer and plumbing for a washing machine.

#### Inner Hall

With carpet and doorways to the boiler room, bedroom one, bedroom two and shower room.

#### Boiler Room

Housing a wall mounted Baxi Duo-Tec gas combi central heating boiler.

#### Bedroom One

With uPVC double glazed window overlooking the rear garden, radiator and carpet.

#### Bedroom Two

A second double bedroom offering a uPVC double glazed window to the rear aspect, carpet and radiator.

#### Shower Room

Fitted with a modern white suite comprising: inset low level push button WC, vanity wash hand basin with storage unit and chrome mixer tap, oversize walk-in shower enclosure with mains fed thermostatic shower system. Recessed ceiling lights, part tiled walls, uPVC obscure double glazed window to the rear elevation, radiator, extractor fan and marble effect laminate flooring.

#### Outside

The bungalow is approached via a tarmac driveway providing ample off road parking before a good size detached garage. The garage offers a steel up/over door, power, lighting, side access door and window.

#### Front

With part gravelled frontage, flower beds and borders, timber fencing and side access to the rear garden via a wooden gateway.

#### Rear

The enclosed private rear garden offers pathways, a paved patio, lawn, timber fence panelling, flowerbeds and borders.

#### General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band C

No Upward Chain

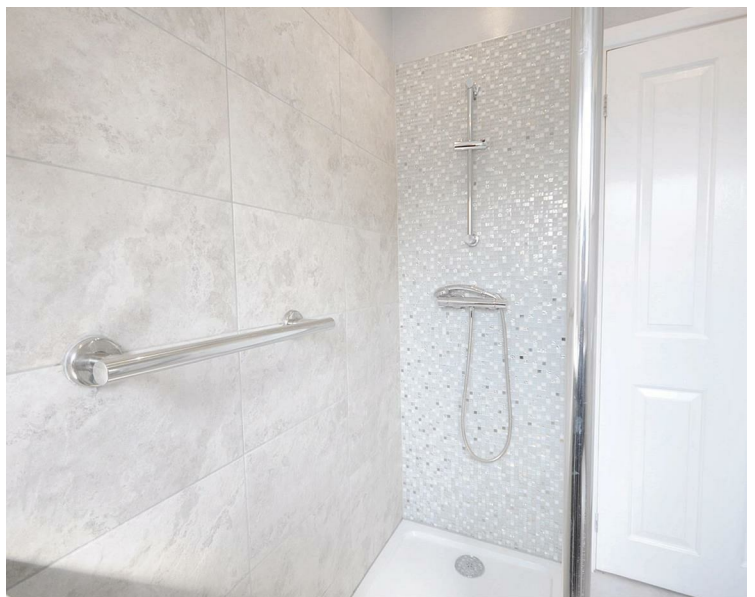
#### Services

Mains gas, water, electricity and sewerage.

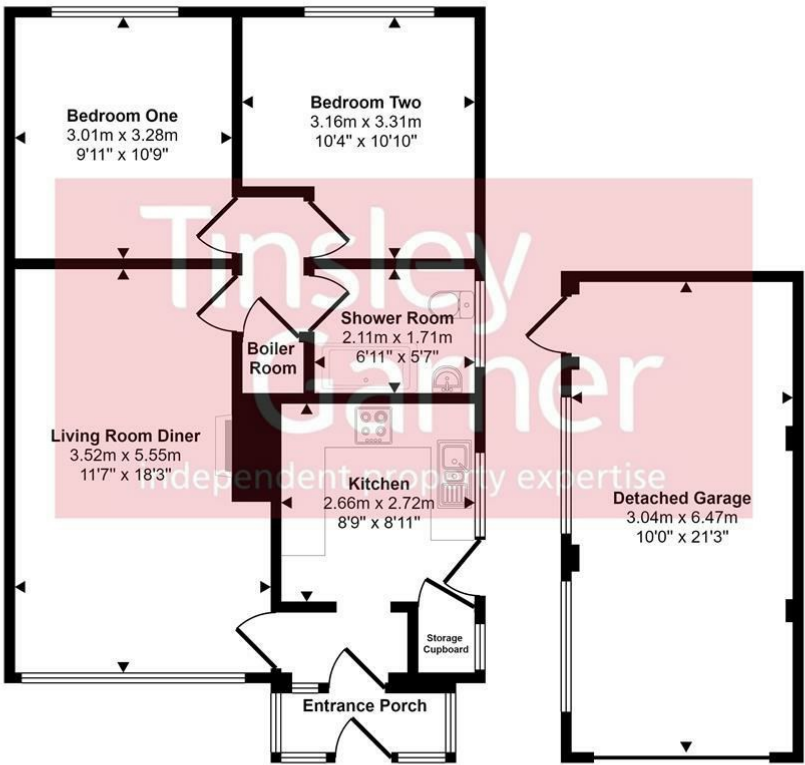
Gas combi central heating

#### Viewings

Strictly by appointment via the agent.



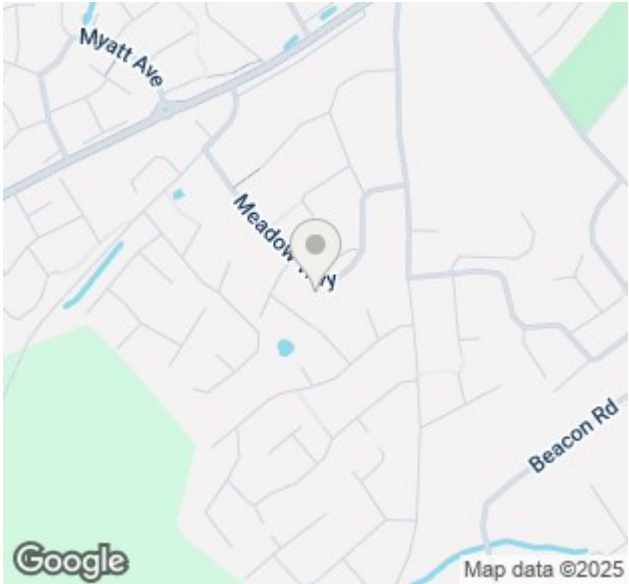
Approx Gross Internal Area  
79 sq m / 852 sq ft



Floorplan  
Approx 59 sq m / 640 sq ft

Detached Garage  
Approx 20 sq m / 212 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		83
(81-91) B		
(69-80) C		
(55-68) D	60	
(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		
(55-68) D	55	
(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