



4, Yarnfield Parkway, Yarnfield, Stone, ST15 0GG



Asking Price £450,000

A fabulous family home in a prime location on the edge of Yarnfield village. This immaculately presented house is in a lovely wooded position on the edge of the popular Yarnfield Park development with open aspect to the front overlooking farmland. The house offers really quite spacious accommodation with well proportioned living room, separate family room, stylish kitchen with French doors opening to the garden, five bedrooms including a lovely master suite with adjoining dressing room & en-suite shower room. Landscaped rear garden designed for maximum enjoyment and plenty of space for outdoor entertaining. Yarnfield Park is a lovely development and if you haven't seen it you really should take a look.- it's very mature with lots of trees, plenty of open space and great leisure facilities quite literally on the doorstep, strolling distance to the excellent village primary school and is less than ten minutes drive from Stone.



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Covered Porch

Entrance Hall

Spacious reception area with part glazed front door and oak wood effect laminate flooring, staircase to the first floor landing with cupboard below. Radiator.

Lounge

A comfortable living room with bay window to the front of the house and open aspect to the front, raised stone corner hearth with contemporary style wood burning stove. TV aerial connection. Radiator.

Family Room / Home Office

A useful addition to the living space converted from the former garage, doorway leading off the kitchen and window to the front of the house with open aspect. Radiator.

Open Plan Dining Kitchen

A spacious open plan kitchen with space for a family size table and bay window to the rear with French doors to the gardens. The kitchen area is fitted with a range of wall & base cupboards with white Shaker style cabinet doors and contrasting black granite effect work surfaces with inset sink unit. Fitted appliances comprise: stainless steel hob with matching splash panel and cooker hood, fully integrated dish washer and space for a refrigerator. Inset low energy lighting. Window to the rear overlooking the garden. Ceramic tiled floor. Radiator.

Utility room

Fitted base cupboards and work surfaces and inset sink unit. Plumbing for washing machine and space for a dryer. Radiator. Ceramic tiled floor. Radiator.

Cloakroom & WC

With white suite comprising: WC and hand basin. Ceramic tiled floor. Radiator.

First floor Landing

Window to the front of the house with open views over farmland, staircase to the second floor landing. Radiator

Bedroom 2

Double bedroom with window to the front of the house enjoying open views. Radiator.

En-Suite Shower Room

With white suite comprising: walk-in shower enclosure with glass screen and thermostatic shower, pedestal basin & WC. Part ceramic tiled walls and tile effect flooring. Radiator.

Bedroom 3

Double bedroom with window to the front of the house enjoying open views over farmland. Radiator.

Bedroom 4

Window to the rear of the house. Radiator.

Bedroom 5

Window to the rear of the house. Radiator.

Bathroom

Fitted with a white suite comprising: bath, pedestal basin & WC. Part ceramic tiled walls and ceramic tiled floor. Radiator.

Second Floor Landing

Main Bedroom

A cosy master bedroom which has a a cottage style sloping ceiling with roof light windows front & rear. Radiator.

Dressing Room

Adjoins the bedroom with door through to the shower room. Space for a dressing table, roof light window.

En-Suite Shower Room.

Fitted with a suite comprising; shower enclosure with glass door & thermostatic shower, pedestal wash basin WC. Airing cupboard, wood effect ceramic tiled floor. Skylight window. Radiator.

Outside

The house enjoys a pleasant garden to the rear designed for maximum enjoyment and minimum maintenance! The garden features and paved patio extending across the rear and the side of the garden, with covered pergola and outdoor kitchen including a brick built pizza oven. Artificial turf rear lawn. Lawn front garden with hedge border. Driveway parking for two cars.

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.



