



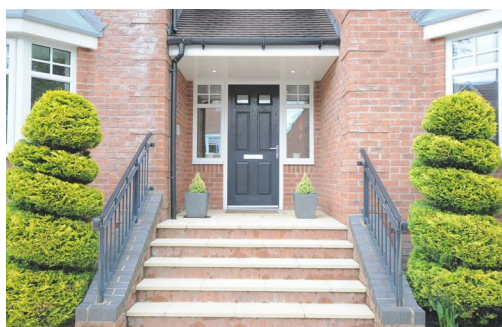
7, Elmhurst Way, Stone, ST15 8EY



£750,000

An executive detached family home set in a prime cul-de-sac position and located in one of the best addresses in Stone. Built in 2016 to a high specification by Kendrick Homes and presented in pristine condition throughout. Offering accommodation of generous proportions comprising: reception hallway, guest cloakroom, living room, dining room, family room, breakfast kitchen, separate utility, four double bedrooms, two with ensuite shower rooms, plus a family bathroom. The property is approached via a block paved driveway providing off road parking before a detached double garage, also benefitting from a delightful and good size enclosed rear garden which is just perfect for entertaining in style and boasts a superb summerhouse and discreetly placed sunken hot tub.

A superb property nestled in a first class location - Viewing highly recommended.



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



Reception Hall

A composite panelled part obscure double glazed front door with side windows opens to the reception hallway. With recessed ceiling lights and coving, planked scrubbed oak finish tiled floor, radiator and alarm pad. Doorways to the guest cloakroom, living room, family room, dining room, breakfast kitchen and access to the first floor stairs.

Guest Cloakroom

Fitted with a white suite comprising: inset low level push button WC and vanity wash hand basin with storage unit, chrome mixer tap and tiled splash-back. Recessed ceiling lights, chrome towel radiator, extractor fan and planked scrubbed oak finish tiled floor.

Living Room

A spacious reception room offering uPVC double glazed French doors with side windows opening to the rear patio and garden, recessed ceiling lights and coving, radiator, carpet, TV connection and glazed double doors opening to the breakfast kitchen.

Family Room

Offering a uPVC double glazed bay window to the front aspect, recessed ceiling lights, radiator, carpet, TV and BT Open Reach connections.

Dining Room

With uPVC double glazed bay window to the front elevation, ceiling coving, storage cupboard, radiator and carpet.

Breakfast Kitchen

Fitted with a range of light grey finish wall, floor and island units, under wall unit lighting, contrasting glitter fleck granite work surfaces with matching upstands and underset stainless steel 1½ bowl sink with chrome swan neck mixer tap. Recessed ceiling lights, double glazed window and French doors opening to the rear patio and garden, planked scrubbed oak finish tiled floor, radiator, TV connection and doorway to the utility.

Appliances including: 5 ring stainless steel gas hob with granite splash-back and stainless steel extractor hood with light over, integral double electric oven and microwave, integral dishwasher, fridge and freezer.

Utility

With light grey finish wall and floor units, fleck finish work surface and upstand, inset stainless steel sink with chrome mixer tap. Planked scrubbed oak finish tiled floor, recessed ceiling lights, storage cupboard and uPVC part obscure double glazed door opening to the side aspect. Wall cupboard housing a Logic System S18 gas central heating boiler.

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

First Floor

Stairs & Landing

With galleried landing, carpet throughout, uPVC archtop double glazed window to the side elevation, radiator, loft access and large airing cupboard housing the hot water storage system.

Bedroom One

Offering a dressing area with built-in wardrobes and storage, uPVC double glazed window overlooking the rear garden, radiator, carpet, TV connection and doorway to the ensuite shower room.

Ensuite Shower Room

Fitted with a white suite comprising: inset low level push button WC, vanity wash hand basin with chrome mixer tap and oversize fully tiled walk-in shower enclosure with twin head mains fed thermostatic shower system.

Part tiled walls, recessed ceiling lights, chrome towel radiator, uPVC obscure double glazed window to the rear elevation, extractor fan, shaver point and large format tiled floor.

Bedroom Two

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

Ensuite Shower Room

Fitted with a white suite comprising: inset low level push button WC, vanity wash hand basin with chrome mixer tap and oversize fully tiled walk-in shower enclosure with twin head mains fed thermostatic shower system. Part tiled walls, recessed ceiling lights, chrome towel radiator, uPVC obscure double glazed window to the side aspect, extractor fan, shaver point and large format tiled floor.

Bedroom Three

Offering built-in wardrobes and storage, uPVC double glazed window to the front aspect, radiator, carpet and TV connection.

Bedroom Four

With uPVC double glazed window overlooking the rear garden, built-in wardrobes and storage, radiator, carpet and TV connection.

Family Bathroom

Fitted with a white suite comprising: freestanding bath with chrome shower head mixer tap, inset low level push button WC, vanity wash hand basin with chrome mixer tap and corner fully tiled shower enclosure with mains fed twin head thermostatic shower system. Recessed ceiling lights, extractor fan, part tiled walls, tiled floor, uPVC obscure double glazed window to the front elevation, chrome towel radiator and shaver point.

Outside

The property is approached via a block paved driveway providing off road parking before a detached double garage. The brick & tile double garage has an electric up & over door, power, lighting, loft storage area and uPVC part obscure double glazed side access door.

Front

The front garden offers lawned aprons, mature hedgerows, stocked flowerbeds, paved pathway and steps leading to an open porch with lighting before the front door. There is side access to the rear garden via paved pathway and wooden gate.

Rear

The private and enclosed rear garden offers plenty of space for entertaining friends and family in style. With summerhouse and sunken hot tub, tiered lawns, mature trees and shrubs, stocked flowerbeds, paved and decked patio areas, pathways and timber fence panelling.

The large summerhouse has under floor heating, fitted bar, power, lighting, Wifi and TV connections.

General Information

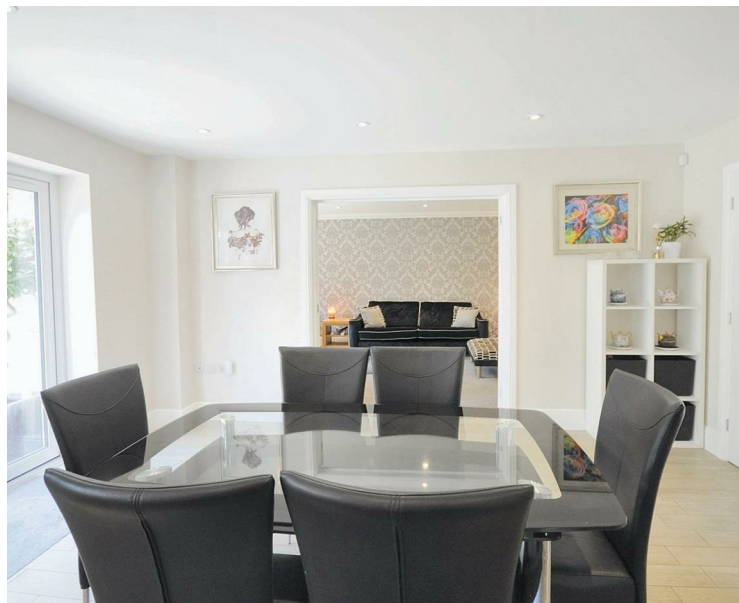
For sale by private treaty, subject to contract.
Vacant possession on completion.
Council Tax Band G

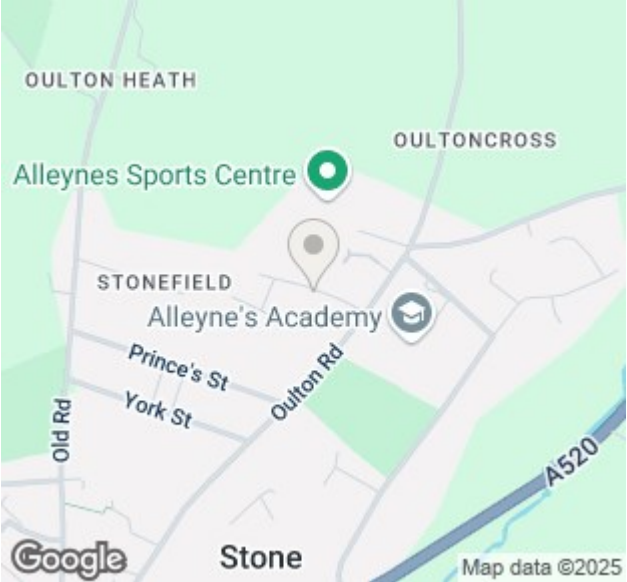
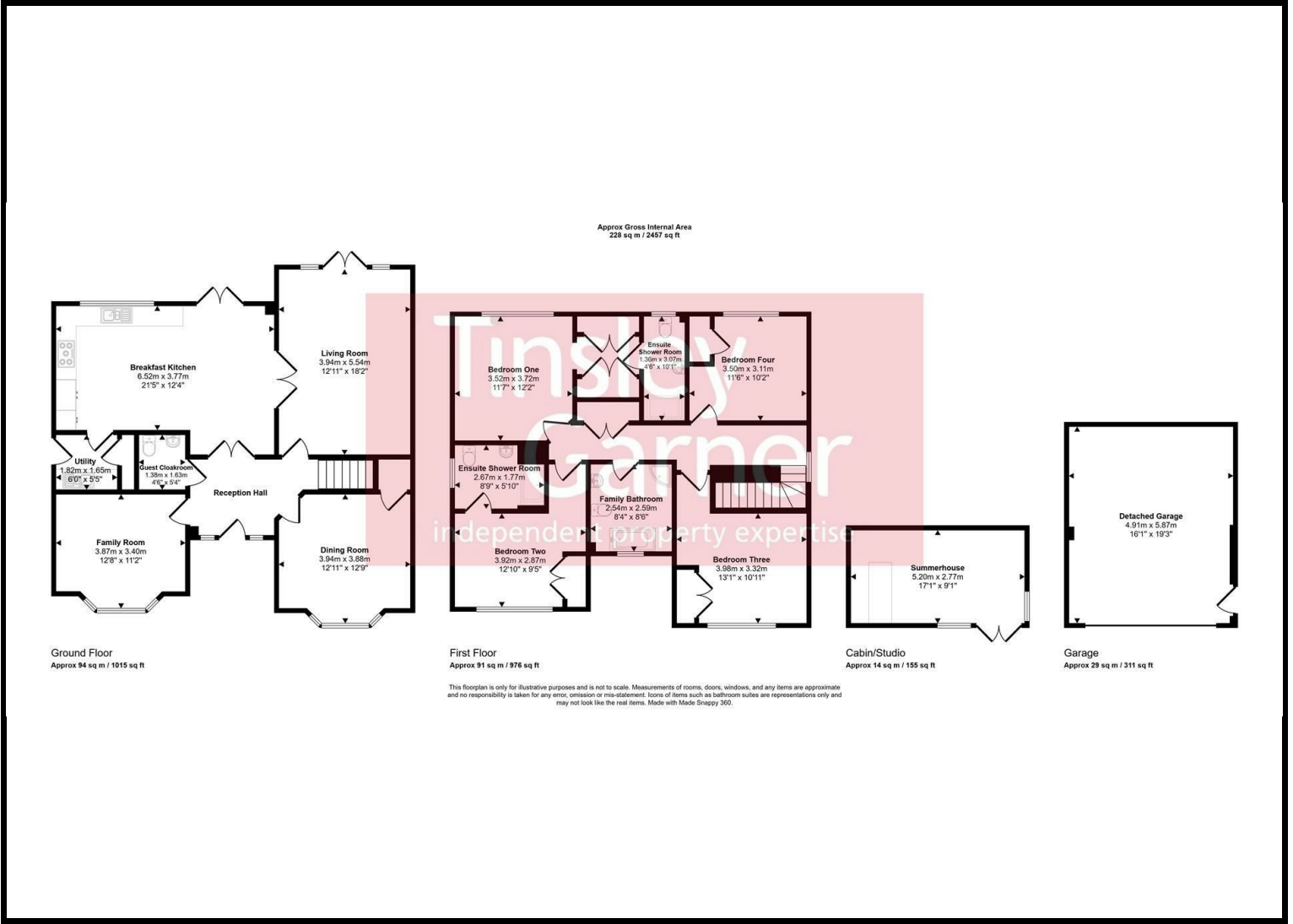
Services

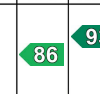
Mains gas, water, electricity and drainage.
Gas central heating with zonal controls

Viewings

Strictly by appointment via the agent.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(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		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	81	92
(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		
EU Directive 2002/91/EC		