



Brackenwood, Walton Way, Stone, ST15 0JF



Asking Price £269,950

A unique opportunity to buy a modern detached dormer bungalow in a popular location on the outskirts of Stone. The generous ground floor accommodation comprise: entrance hall, lounge, kitchen, downstairs bedroom, family bathroom & dining room. The first floor boasts two further double bedrooms & separate WC. The property also benefits from double glazing throughout & gas central heating. Good size private plot with off road parking for several cars together with a detached brick built single garage. A lovely house with lots of potential and would benefit from general cosmetic improvement. Great location within easy reach of the town centre and a host of amenities. High EPC rating No Upward Chain - Viewing highly recommended.



01785 811 800

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



Entrance Hall

Spacious entrance hall. Access to family bathroom, dining room, & living room. Wood laminate floor throughout, radiator, under stairs cupboard.

Bedroom 1

Double bedroom with window to the front of the house. Wood laminate floor & radiator.

Dining Room

Box bay window to the front of the house and staircase to the first floor landing. Wood laminate floor & radiator.

Living Area

Generously sized light and airy room. French doors leading to the rear garden. Wood laminate floor, radiator, & TV point.

Kitchen

A modern kitchen fitted with a range of beech effect wall and base cupboards with marble effect work surfaces. Tiled floor & partly tiled walls. Inset stainless steel 1½ bowl sink. Upvc double glazed window overlooking the rear garden, Appliances include integral electric double oven and hob. . Wall mounted central heating boiler. Door leading to the rear garden.

Shower Room

Walk-in wet room style shower enclosure with thermostatic shower. White hand basin & chrome tap. Tiled floor & shower laminate panelling surround. Chrome heated towel radiator & window.

Bedroom 2

First floor double bedroom with window to the rear of the house.

Bedroom 3

First floor double bedroom with window to the front of the house. Wood effect floor. Radiator.

First Floor Cloakroom

Fitted with white vanity wash hand basin with white panel splash back & WC. Tiled floor.

Outside

The house has pleasant, well maintained gardens to the front and rear. The front garden is mainly laid to lawn with a shrub border. Outdoor decorative lighting. Paved driveway with ample parking. Detached garage to the rear with electricity and power.

General Information

Services mains gas, water, electricity and drainage.

Gas central heating.

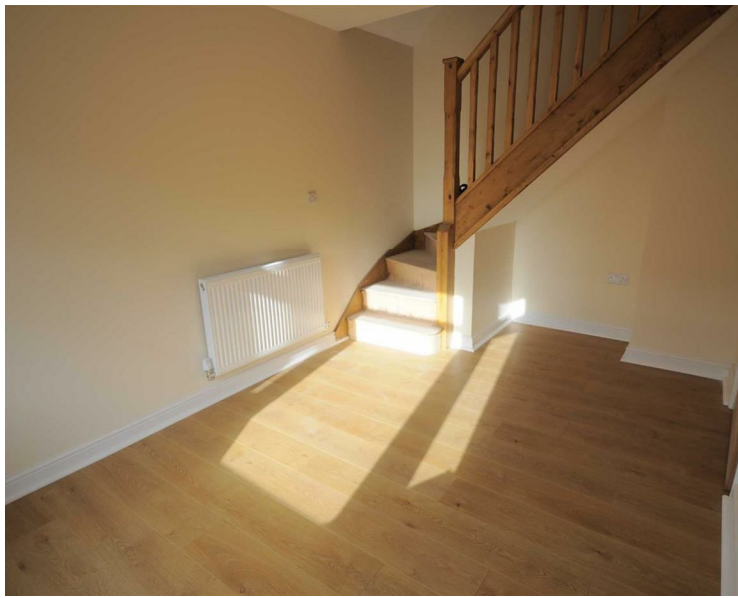
Council Tax Band C

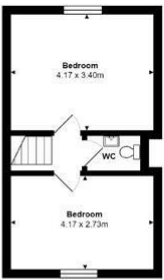
Tenure; Freehold

Viewing by appointment

For sale by private treaty, subject to contract

Vacant possession on completion.





Total Area: 82.9 m² (excluding garage)

All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		84	95
(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		EU Directive 2002/91/EC	
			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			92
(81-91) B		81	
(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	