



10, Woodlands Close, Stone, ST15 0DX



Asking Price £225,000

An excellent value and genuinely 'deceptively spacious' family home in a cul-de-sac location on the edge of stone. If you're seeking a little more space for your money then this could well be the one for you, offering good size living space with open plan lounge / dining room, modern kitchen, large utility and downstairs loo and store. Upstairs features three bedrooms and a modern bathroom, combined with a converted attic space with roof light windows which with modest investment, (and building regs approval) could easily be turned into additional bedroom space if required. Great outside space with a mature low maintenance rear garden with lots of space for outdoor living and off road parking for two cars. Super location in a quiet cul-de-sac on the edge of town, but nevertheless very handy for local schools and everything that Stone has to offer.



01785 811 800

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



Entrance Hall

Reception area with composite half glazed front door and wood effect flooring. Staircase to the first floor landing with storage below

Lounge

Sitting room with door leading off the hall and opening through to the adjoining dining area. Chimney breast with wooden period style fire surround, tiled inset and hearth and flame effect fire. Wood effect flooring. TV aerial connection

Dining Room

Adjoins the lounge with French doors opening to the garden and door through to the kitchen. Wood effect flooring.

Kitchen

The kitchen features a range of wall and base cupboards with traditional style painted cabinet doors and granite effect work surfaces with inset sink unit. Space for slot-in cooker with fitted extractor. Pantry cupboard. Ceramic tiled floor and wall tiling between the work surface and wall cupboards. Rear facing window. Wall mounted Worcester Bosch gas fired combi boiler.

Utility Room

Fully enclosed porch with upvc half glazed doors to the front and rear. Fitted base cupboard and worktop, plumbing for washing machine and space for dryer. Store cupboard

WC

With white WC

Landing

Window to the side of the house and linen cupboard. Access to loft space with pull down ladder

Bedroom 1

Double bedroom with window to the front of the house. Built-in storage. Wood effect floor.

Bedroom 2

Double bedroom with window to the rear of the house. Wood effect floor.

Bedroom 3

Single bedroom with window to the front of the house. Built-in storage. Wood effect floor.

Bathroom

White suite comprising; bath with glass screen and shower over, pedestal basin & WC. Ceramic wall tiling to full height and tile effect floor. Window to the front of the house.

Attic Space

Pull down ladder from the landing to the converted attic space which has a floor, two skylight windows and walls in-situ. Great accessible storage but could possibly be converted to additional

accommodation, subject to building regs and / or planning approval.

Outside

Block paved driveway with parking for two cars. Enclosed low maintenance rear garden with artificial lawn

General Information

Services; Mains gas, electricity, water & drainage. Gas central heating with radiators to all rooms.

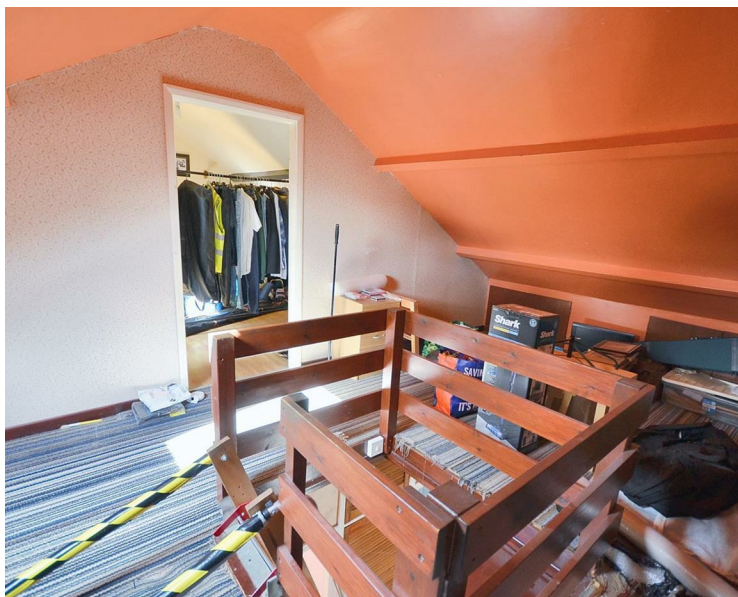
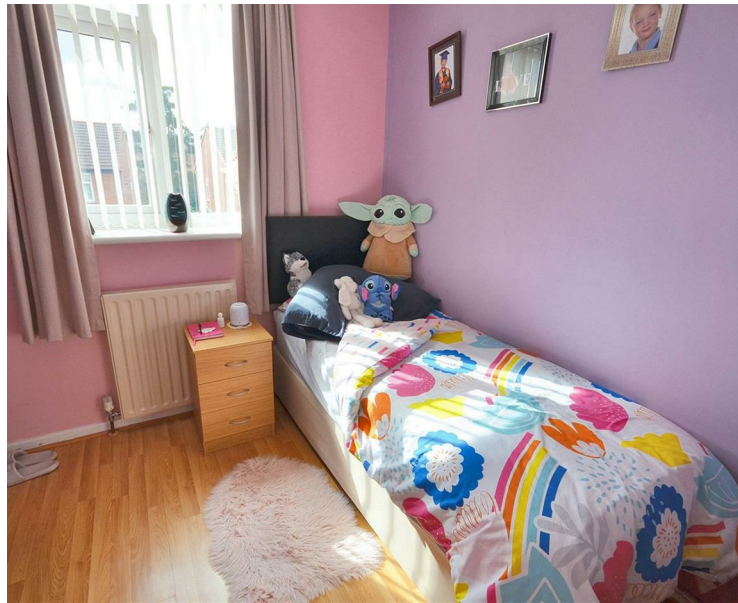
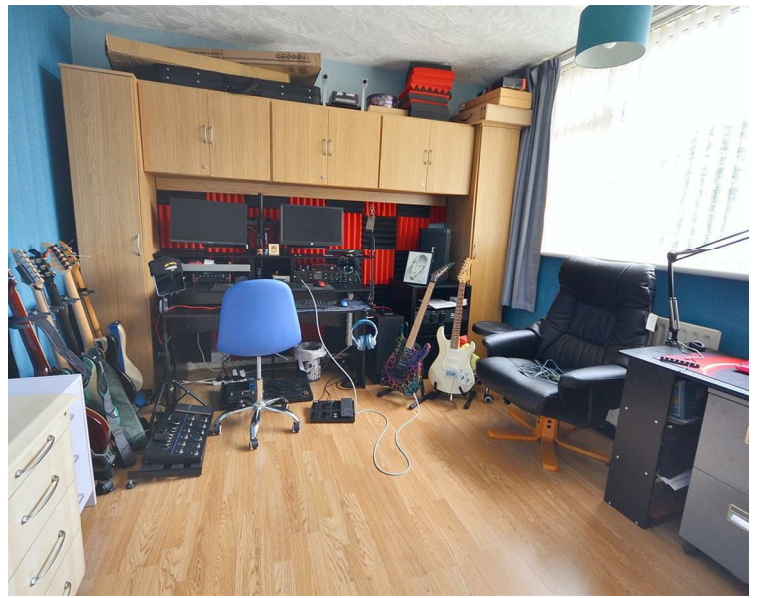
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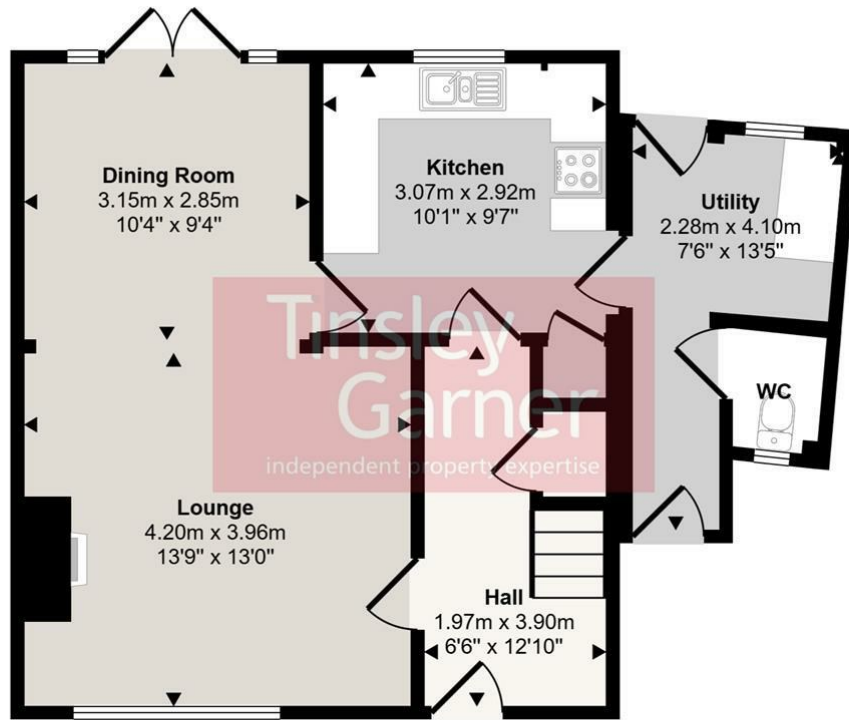
Council Tax Band A

Viewing by appointment

For sale by private treaty, subject to contract.

Vacant possession on completion

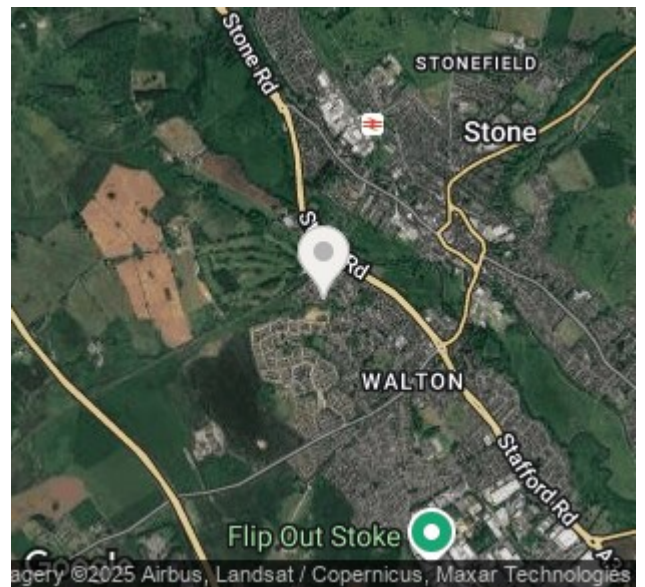
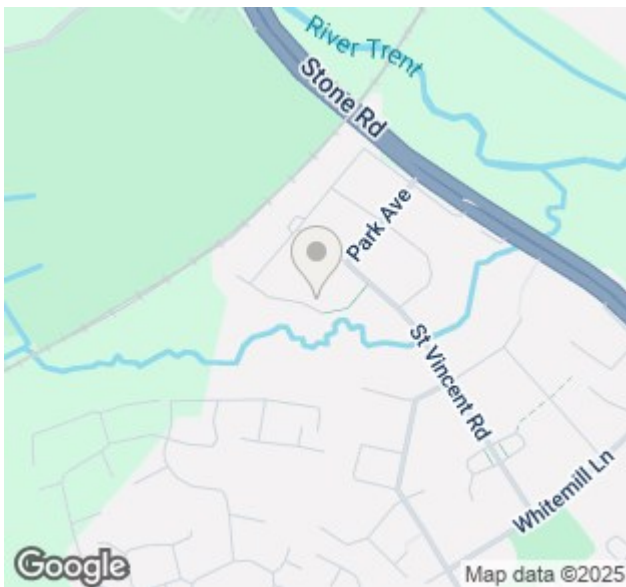




Ground Floor
Approx 53 sq m / 571 sq ft

 Denotes head height below 1.5m

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			
(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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	