



27, The Willows, Stone, ST15 0DE



**Chain Free    £335,000**

An extended detached family home tucked away in a quiet cul-de-sac corner position on the popular 'Cherryfields' development. Well presented throughout, albeit in need of some modernisation, and offering spacious and flexible accommodation including: reception hall, living room, sitting room, dining room, modern kitchen, inner hall, guest cloakroom and garden room. To the first floor there are four double bedrooms, separate toilet and family bathroom. The property is approached via a private driveway providing ample off road parking before a detached double garage with electric roller shutter doors. Also benefitting from gas combi central heating and an enclosed and private rear garden. All of this a short distance from Stone town centre and conveniently located for quick access to commuter routes. Early viewing recommended - NO UPWARD CHAIN



01785 811 800

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### Reception Hall

A part glazed wooden front door opens to the reception hall. With two cloaks/storage cupboards, radiator, carpet and doorways to the living room, sitting room, dining room, kitchen and inner hall.

### Living Room

Offering a feature brick chimney breast with quarry tile hearth and inset coal effect electric fire, uPVC double glazed bay window to the front elevation, two radiators, TV connection and carpet.

### Sitting Room

With window to the front elevation, two radiators, TV connection and carpet.

### Dining Room

Offering a uPVC double glazed sliding door opening the rear patio and garden, radiator, carpet and access to the first floor stairs.

### Kitchen

A modern kitchen fitted with a range of wall and floor units, solid oak block work surfaces with matching upstands and inset stainless steel 1 1/2 bowl sink and drainer with brushed chrome swan neck mixer tap. Carpet and uPVC double glazed window overlooking the rear garden.

Appliances including: ceramic electric hob and integral electric double oven. Plumbing for a washing machine and space for an upright fridge freezer.

### Inner Hall

With door to the guest cloakroom, aluminium double glazed sliding door to the garden room, carpet and wall mounted Worcester 30i ERP condensing gas combi central heating boiler.

### Guest Cloakroom

Fitted with a suite comprising: WC and wall mounted wash hand basin with tiled splash-back and chrome taps. Obscure glazed window to the side aspect and tile effect vinyl flooring.

### Garden Room

A lovely additional reception room that's perfect for chilling out or entertaining family and friends whilst taking in the garden view. Offering uPVC double glazed windows and two sliding doors to the garden, recessed ceiling lights, wall light, wall mounted electric panel heater, TV connection and carpet.

### First Floor

#### Stairs & Landing

With carpet throughout, two storage cupboards and access to two lofts both of which are boarded with lighting.

#### Bedroom One

With built-in wardrobes and storage, uPVC double glazed window to the front of the property, carpet and radiator.

#### Bedroom Two

Offering a uPVC double glazed window overlooking the rear garden, built-in wardrobes and storage to one wall, radiator, carpet and pedestal wash hand basin with tiled splash-back and chrome mixer tap.

#### Bedroom Three

With uPVC double glazed window to the rear elevation, fitted wardrobes and storage, radiator, carpet and vanity wash hand basin with storage unit, tiled splash-back and chrome mixer tap.

#### Bedroom Four

A fourth double bedroom, with uPVC double glazed window to the front of the house, radiator and carpet.

#### Separate WC

With part tiled walls, inset low level push button WC, extractor fan and carpet.

#### Bathroom

Fitted with a modern suite comprising: standard bath and panel with chrome showerhead mixer tap, inset low level push button WC, vanity wash hand basin with storage unit and chrome mixer tap, shower enclosure with mains fed thermostatic shower system. Part tiled walls, radiator, uPVC obscure double glazed window and carpet.

#### Outside

The property is approached via a tarmac driveway providing ample off road parking before a detached double garage. The garage has two electric roller shutter doors, power, lighting, rear window and access door.

#### Front

With lawn, mature trees, stocked shrub and flower borders, side access to the rear garden via a wooden gate, open porch with coach light to the front door.

#### Rear

The private and enclosed rear garden offers mature trees, lawn, paved pathways and patio area, an array of both flowers and shrubs, timber fence panelling, external lighting, water connection and a summerhouse.

#### General Information

For sale by private treaty, subject to contract.  
Vacant possession on completion.  
Council Tax Band D  
No upward chain.

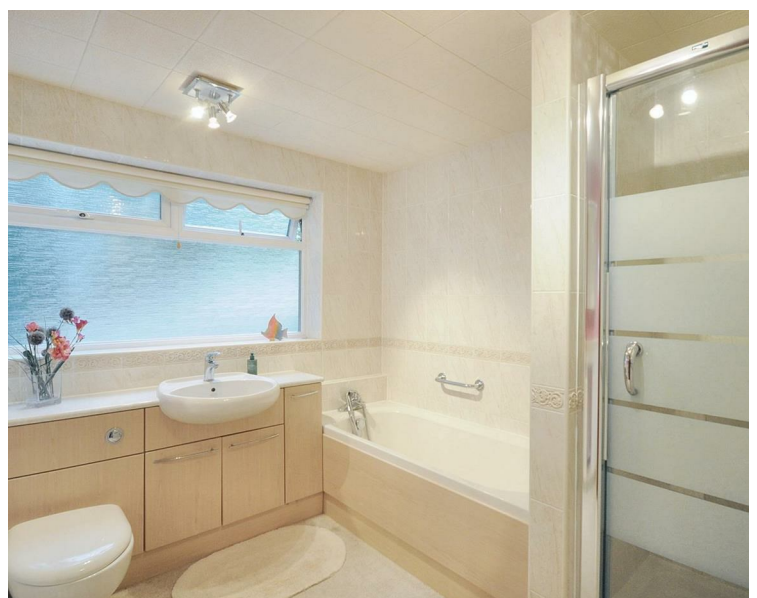
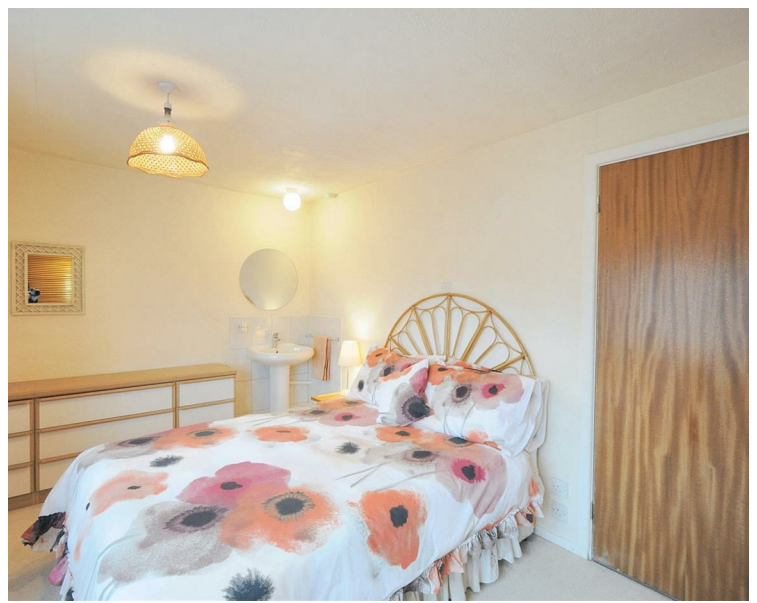
#### Services

Mains gas, water, electricity and drainage.  
Gas combi central heating.

#### Viewings

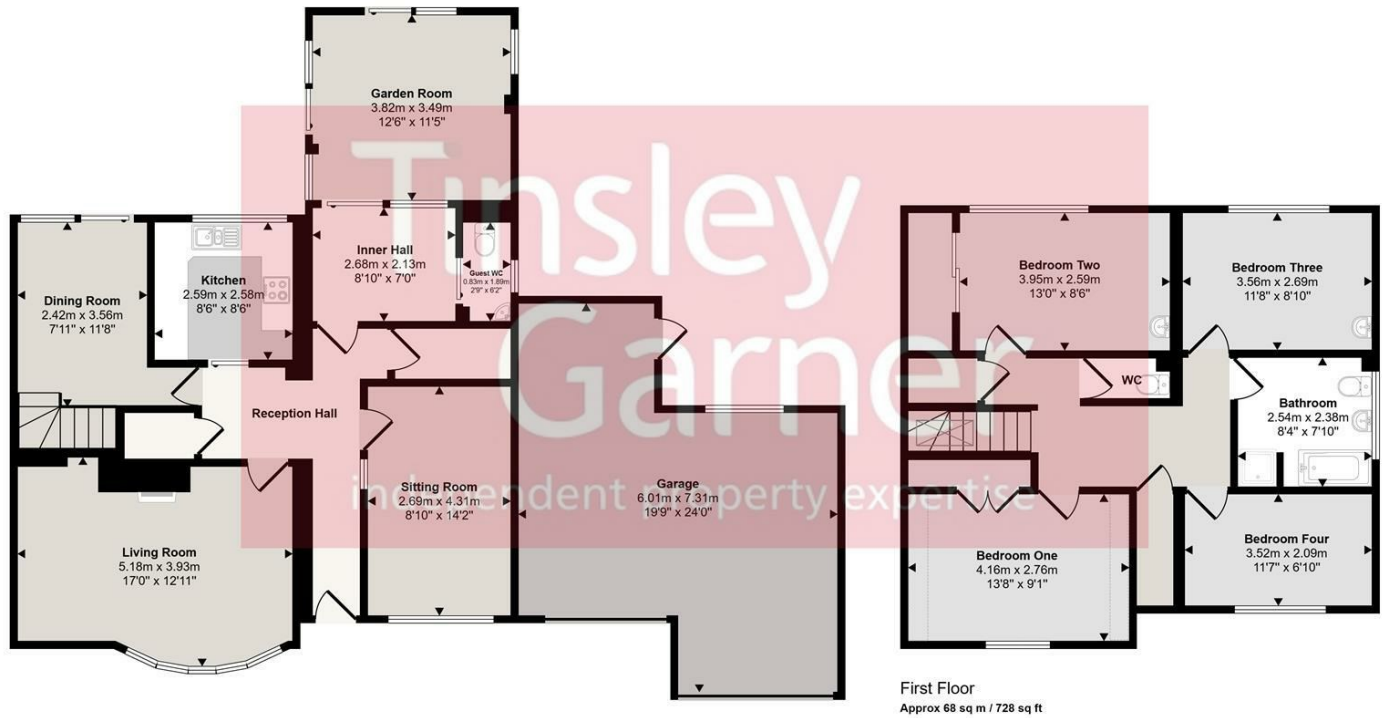
Strictly by appointment via the agent.



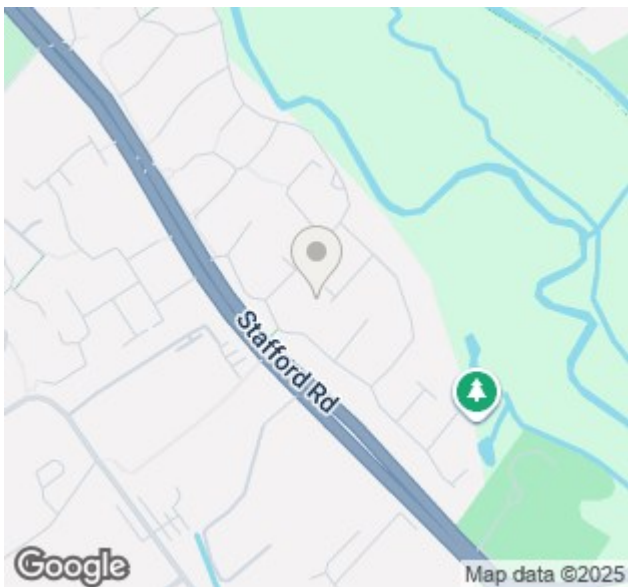




Approx Gross Internal Area  
189 sq m / 2039 sq ft



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		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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		