

**Tinsley
Garner**
independent property expertise



4, Mount Crescent, Stone, ST15 8LR



Asking Price £395,000

A lovely family home boasting Victorian splendour with a modern twist. The property has been sympathetically upgraded by the present owners with a stylish and high specification bespoke finish whilst maintaining many period features. Offering accommodation comprising: reception hallway, living room, open plan dining room, fabulous breakfast kitchen with integral appliances, guest cloakroom, four bedrooms and a luxurious bathroom. Also benefitting from a low maintenance courtyard rear garden, gas combi central heating and a convenient location within strolling distance of Stone town centre, local amenities, schools and the railway station.

Early viewing essential - Don't blink or it will be gone!



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



Entrance Porch

The property is approached via stone steps leading to an arched top open porch, with a gravelled frontage, shrubs and hedgerow.

Reception Hall

A period panelled and part obscure glazed wooden front door with transom window light above opens to the welcoming reception hall. Offering an original Minton tile floor, ornate ceiling coving, radiator, doorways to the living room, dining room, guest cloakroom, breakfast kitchen and access to the first floor stairs.

Living Room

Offering a sash bay window with fitted shutters to the front elevation, Adams style fire surround with cast iron back, fire grate and quarry tile hearth, ornate ceiling rose and coving, panelled walls, radiator, exposed floorboards and Virgin Media connection.

Dining Room

Open plan to the living room with an Adams style fire surround and quarry tile hearth, panelled walls, ornate ceiling rose and coving, sash window with fitted shutters to the rear aspect, radiator and exposed floorboards.

Guest Cloakroom

Fitted with a white suite comprising; low level push button WC and wall mounted wash hand basin with tiled splash-back and chrome mixer tap. Brick floor and extractor fan.

Breakfast Kitchen

A superb breakfast kitchen offering French doors opening to the rear courtyard garden, recessed ceiling lights, three sash windows (one with fitted shutters), radiator and quarry tile floor.

Fitted with an extensive range of gloss white finish wall and floor units, under wall unit lighting, quartz work surfaces and breakfast bar with matching upstands and underset 1 1/2 bowl sink with chrome swan neck showerhead mixer tap. Wall cupboard housing the Baxi Duo-Tec gas combi central heating boiler.

Appliances including: ceramic induction hob with stainless steel and glass extractor hood with light above, integral electric double oven, microwave, steamer, fridge, freezer, dishwasher and wine chiller.

First Floor

Stairs & Landing

Traditional white painted spindle, newel post and banister stairs lead to a galleried landing with carpet throughout.

Bedroom One

Offering a sash window with fitted shutters overlooking the rear courtyard, decorative cast iron fireplace, radiator and carpet.

Bedroom Three

Utilised as a study with built-in alcove wardrobes and storage, radiator, carpet and sash window to the front aspect with fitted shutters.

Bedroom Four

Presently used as a dressings room offering a sash window to the side elevation with fitted shutters. radiator, carpet, loft access and plenty of space for wardrobes and storage.

Family Bathroom

A luxurious bathroom fitted with a white suite comprising: WC, pedestal wash hand basin with chrome taps, claw-foot roll-top bath with shower screen, Victorian style chrome showerhead mixer tap and mains rain head thermostatic shower system above. Recessed ceiling lights, sash window with fitted shutters to the front of the property, tiled floor, towel radiator and extractor fan.

Second Floor

Stairs & Landing

With traditional white painted spindle, newel post and banister stairs leading to a galleried landing with Velux skylight window and carpet.

Bedroom Two

Offering a vaulted ceiling with Velux skylight window, radiator and carpet.

Outside

The property is mid-terrace with on road parking conveniently located within strolling distance of Stone town centre, schools, local amenities and the railway station.

Rear Garden

The low maintenance brick paved courtyard rear garden offers walled boundaries, hedgerow, rear access gate and two secure stores. One store is used as a utility with power connection and plumbing for a washing machine.

General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band B

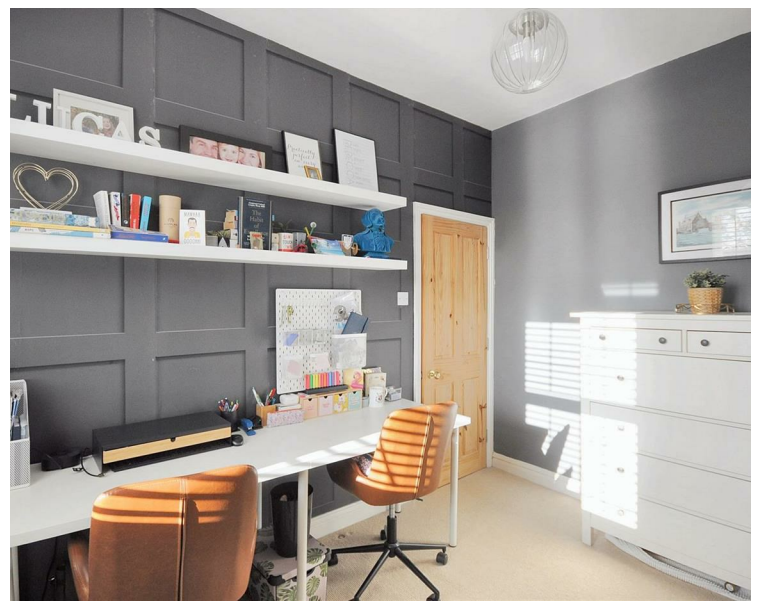
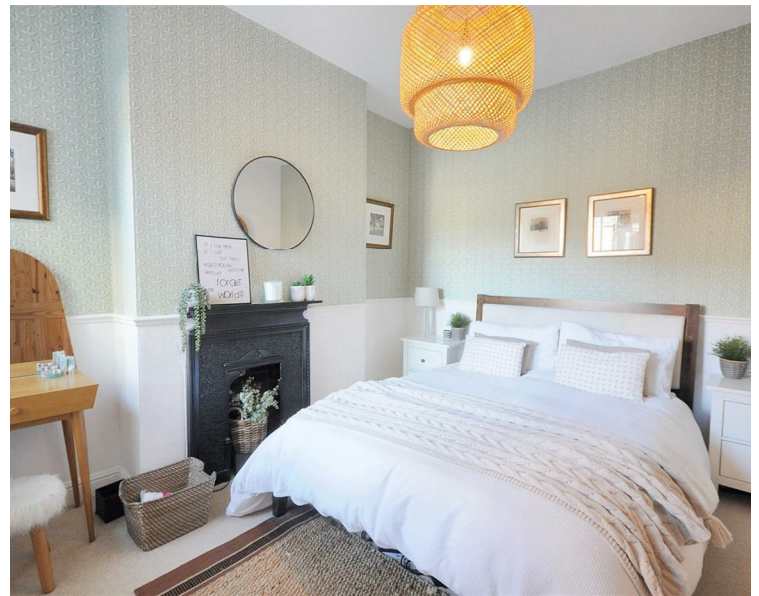
Services

Mains gas, water, electricity and drainage.

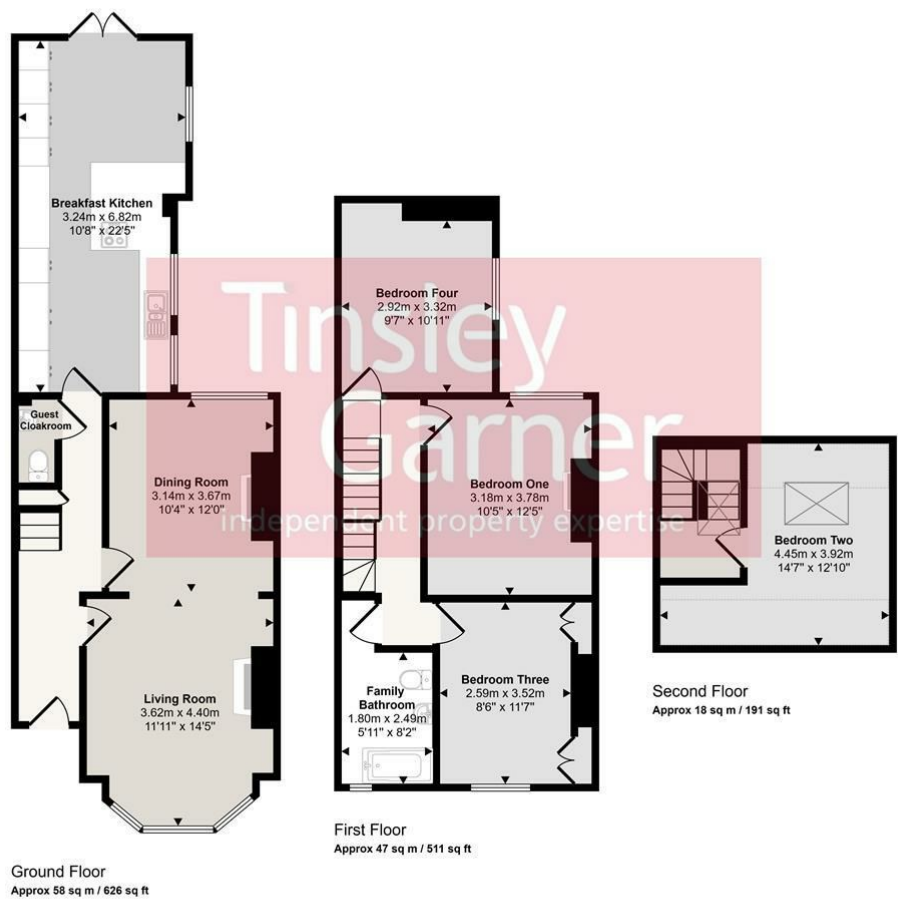
Gas combi central heating.

Viewings

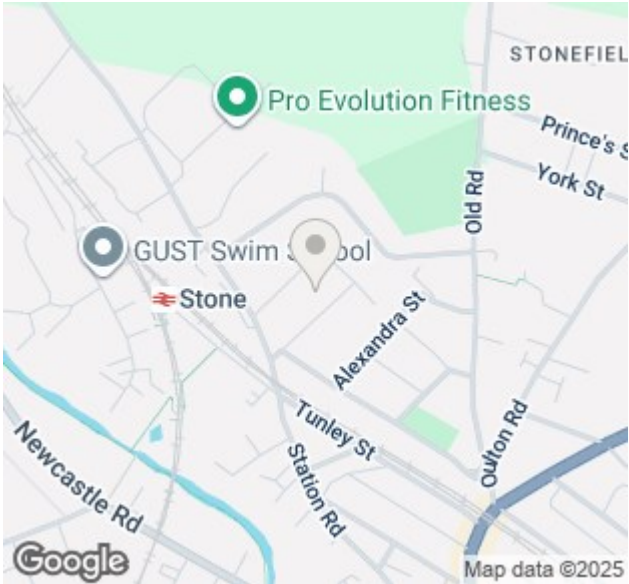
Strictly by appointment via the agent.



Approx Gross Internal Area
123 sq m / 1328 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 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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		