



21, Kingsland Road, Stone, ST15 8FB



Asking Price £285,000

A Bright and Spacious Detached Family Home! Located in a popular and sought-after residential suburb on the southern outskirts of Stone, this well-presented detached house offers comfortable family living in a convenient cul-de-sac setting. Previously rented, the property has recently undergone a cosmetic refresh, with new carpets and décor throughout, leaving it looking bright as a new pin! The accommodation includes: a welcoming sitting room, open-plan dining kitchen downstairs cloakroom & WC, large conservatory overlooking the garden. Upstairs, there are three bedrooms, including a main bedroom with en-suite shower room, plus a modern family bathroom. Outside, the property enjoys pleasant, sunny gardens that are hard landscaped for easy maintenance, offering plenty of space for outdoor living. There is also off-road parking and a single garage. Perfectly positioned within easy reach of local schools and amenities, and within walking distance of the town centre via Pingle Lane, this is a superb family home offered for sale with no upward chain.



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



Entrance Hall
Reception area with upvc half glazed front door, wood effect flooring. Radiator. Staircase to the first floor landing and door through to the lounge.

Cloaks & WC
Suite comprising; WC and hand basin. Radiator.

Lounge
A good size living room with window to the front of the house and door through to the kitchen. TV aerial connection. Radiator.

Dining Kitchen
A spacious open plan kitchen with space for dining. Features an extensive range of wall & base cupboards with 'shaker' style wood effect cabinet doors and contrasting granite effect work surfaces with inset sink unit. Fitted appliances comprise; stainless steel gas hob with matching extractor, eye level electric double oven and plumbing for dish washer. Ceramic floor tiling and French doors opening through to the conservatory.

Conservatory
A large P-shape conservatory with upvc double glazed windows and French doors opening to the garden. Internal door to the garage. Wood effect flooring.

Landing
Airing cupboard & window to the side of the house.

Bedroom 1
Double bedroom with window to the front of the house. Radiator. Fitted wardrobes to one wall.

En-Suite Shower Room
White suite comprising; shower enclosure with glass screen and thermostatic shower, pedestal basin & WC. Ceramic wall tiling and wood effect floor.

Bedroom 2
Double bedroom with window to the rear of the house. Radiator.

Bedroom 3
Single bedroom with window to the front of the house. Fitted furniture to one wall.

Bathroom
White suite comprising; Bath with glass screen and thermostatic shower over, semi-pedestal basin & WC. Ceramic wall tiling and wood effect floor. Radiator.

Outside
The house occupies one of the larger plots in the locale featuring an enclosed rear garden which is hard landscaped for ease of maintenance and has raised planted borders. The garden is not directly overlooked from the rear. Driveway parking for 1 car and attached single garage with up and over door, light & power.

General Information

Services; Mains electricity, gas, water & drainage. Gas central heating.

Tenure; Freehold

Council Tax Band C - Stafford Borough Council

Viewing by appointment

For sale by private treaty, subject to contract.
Vacant possession on completion

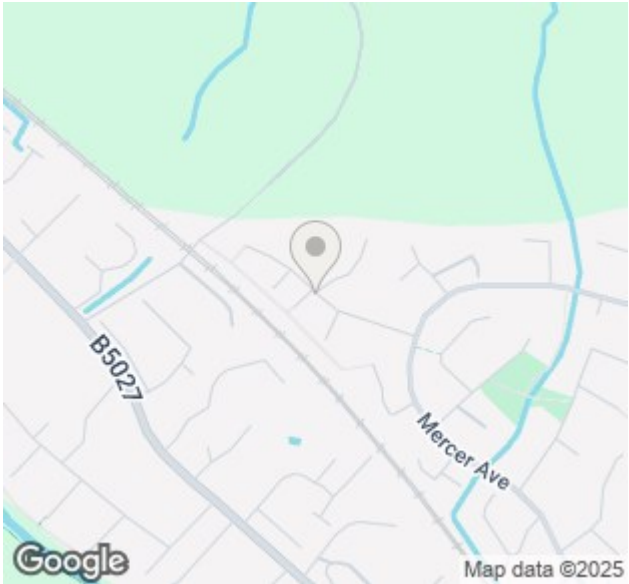


Approx Gross Internal Area
101 sq m / 1089 sq ft



Ground Floor
Approx 66 sq m / 708 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		
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