

# **LITTLE MANSIONS LTD**

Specialising in Lettings & Property Management



## Oakwood House The Fillybrooks Stone, ST15 OPT

\*\* STUNNING MODERN DETACHED PROPERTY \*\* Oakwood House is located just off the A34 Fillybrooks minutes from the charming canalside town of Stone which is convenient for commuting to Stafford, Trentham and Stoke. This stunning modern FOUR BEDROOM DETACHED house has been finished to a very high standard. With underfloor heating the property enjoys two reception rooms, the rear one having WOODSTOVE and floor to ceiling picture window, perfect for entertaining guests or simply relaxing in. Also with utility and guest cloakroom. Four generously sized bedrooms. The main bedroom boasts its own ENSUITE shower room, providing a touch of luxury and privacy. In addition, the spacious main bathroom includes bath and separate shower in cool modern white and greys. At the heart of the property is the LARGE OPEN PLAN KITCHEN and morning room which is stunning in dark blue and white granite tops including double oven, fridge, freezer, dishwasher and wine fridge, with bi-fold doors opening out to the generously sized patio area this is a room that screams entertaining! Outside continues to impress with a lawned GARDEN and to the front large DRIVEWAY for parking with secure ELECTRIC GATES offering





















both convenience and security. Don't miss out on the opportunity to make Oakwood House your new home The high-end fixtures and fittings throughout the house give it a luxurious and CONTEMPORARY feel. With its prime location, modern amenities, and stylish design, this property is sure to be snapped up quickly. Save money on upfront costs by choosing our alternative deposit option and make that move straight away. Just ask us at the office for more.

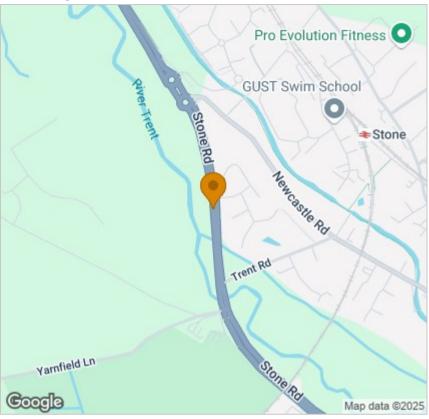
Disclaimer: Every effort has been made to ensure the description, details and photos are an accurate reflection of the let however there may be slight







#### Area Map



#### Viewing

Please contact our Little Mansions Stafford Office on 01785227881 if you wish to arrange a viewing appointment for this property or require further information.

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### **Energy Efficiency Graph**

Energy Efficiency Rating			
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		83	
(69-80) C			
(55-68)			
(39-54)			
(21-38)			
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.