



6, Wedgwood Avenue, Stone, ST15 0XR



Chain Free £545,000

A well presented David Wilson designed family home of generous proportions set within a small development on the western outskirts of Stone. Offering flexible accommodation comprising: reception hall, guest cloakroom, living room, snug, study, large kitchen diner with integral appliances, separate utility and conservatory. To the first floor there are four double bedrooms, two with ensuite facilities, and a family bathroom. Also benefitting from off road parking before a detached double garage and an enclosed private rear garden. Conveniently located within easy reach of local shops, schools, the town centre and commuter routes. Early Viewing Recommended - NO UPWARD CHAIN



01785 811 800

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



Reception Hall

A composite part obscure double glazed front door opens to the hallway. With cloaks cupboard, fitted door mat and wood finish laminate flooring, radiator, under stairs storage cupboard, doorways to the living room, snug, study, kitchen diner, guest cloakroom and access to the first floor stairs.

Living Room

A cosy reception room offering a stone effect fireplace with marble back, hearth and inset living flame gas fire. Ceiling coving, three wall lights, two radiators, uPVC double glazed French doors with side windows opening to the conservatory, carpet and TV connection.

Conservatory

A low wall and uPVC double glazed panel construction conservatory with opening top windows, quality planked vinyl flooring, power sockets, lighting, TV connection and two sets of French doors opening to both the kitchen diner and rear garden.

Snug

Glazed panel double doors open to the snug with uPVC double glazed window to the front of the property, ceiling coving, radiator, carpet and TV connection.

Study

With uPVC double glazed window to the front elevation, ceiling coving, radiator, carpet, BT Open Reach and TV connections.

Kitchen Diner

Fitted with a range of solid wood door fronted wall, floor and display units, contrasting work surfaces with tiled splash-backs and inset stainless steel 1½ bowl sink and drainer with chrome swan neck mixer tap. Recessed ceiling lights, three uPVC double glazed windows overlooking the rear garden and French doors opening to the conservatory, large format tiled floor, two radiators and doorway to the utility.

Appliances including: stainless steel gas hob with extractor fan and light above, integral electric double oven and dishwasher. Space for a free standing American style upright fridge freezer.

Utility

Matched to the kitchen with solid wood door fronted wall and floor units, contrasting work surface with tiled splash-back, large format tiled floor, radiator, extractor fan and uPVC part obscure double glazed door opening to the side aspect.

Wall mounted Ideal Classic gas central heating boiler.

Plumbing for a washing machine and space for a tumble dryer.

Guest Cloakroom

Fitted with a suite comprising: WC and pedestal wash hand basin with tiled splash-back and chrome taps. Radiator, extractor fan and tile effect vinyl flooring.

First Floor

Stairs & Landing

Traditional stained spindle, newel post and banister stairs lead to a large galleried landing. With carpet throughout, radiator, loft access and airing cupboard housing the hot water storage system. The loft has a drop down ladder, is boarded and has shelving along with storage cupboards.

Bedroom One

A spacious bedroom suite offering a walk-in dressing area with built-in wardrobes and storage and to one wall, two uPVC double glazed windows to the front and rear aspects, two radiators, carpet, TV connection and doorway to the ensuite shower room.

Ensuite Shower Room

Fitted with a suite comprising: WC, pedestal wash hand basin with chrome taps, oversize shower enclosure with mains thermostatic power shower system. Part tiled walls, uPVC obscure double glazed window to the rear elevation, chrome towel radiator, extractor fan, shaver point and tile effect vinyl flooring.

Bedroom Two

With built-in wardrobe, uPVC double glazed window overlooking the rear garden, radiator, carpet, TV connection and doorway to the ensuite shower room.

Ensuite Shower Room

Fitted with a suite comprising: WC, pedestal wash hand basin with chrome taps, oversize shower enclosure with mains thermostatic power shower system. Part tiled walls, uPVC obscure double glazed window to the side aspect, radiator, extractor fan, shaver point and tile effect vinyl flooring.

Bedroom Three

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

Bedroom Four

Offering a uPVC double glazed window to the front elevation, carpet and radiator.

Family Bathroom

Fitted with a suite comprising: standard bath and panel with chrome taps, WC, pedestal wash hand basin with chrome taps, shower enclosure with mains thermostatic power shower system. Part tiled walls, uPVC obscure double glazed window to the rear aspect, chrome towel radiator, extractor fan, shaver point and tile effect vinyl flooring.

Outside

The property is approached via a tarmac driveway providing off road parking for two cars before a detached double garage. The garage has an electric roller shutter door, power, lighting and side access door.

Front

With lawned aprons, mature shrubs and hedgerow, timber fence panelling and paved pathway to an open porch before the front door. There is side access to the rear garden via a wooden gate and pathway.

Rear

The private and enclosed rear garden offers a lawn, paved patio and pathway, stocked borders, timber fence panelling and a tree lined backdrop.

General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band F

No Upward Chain

Services

Mains gas, water, electricity and drainage.

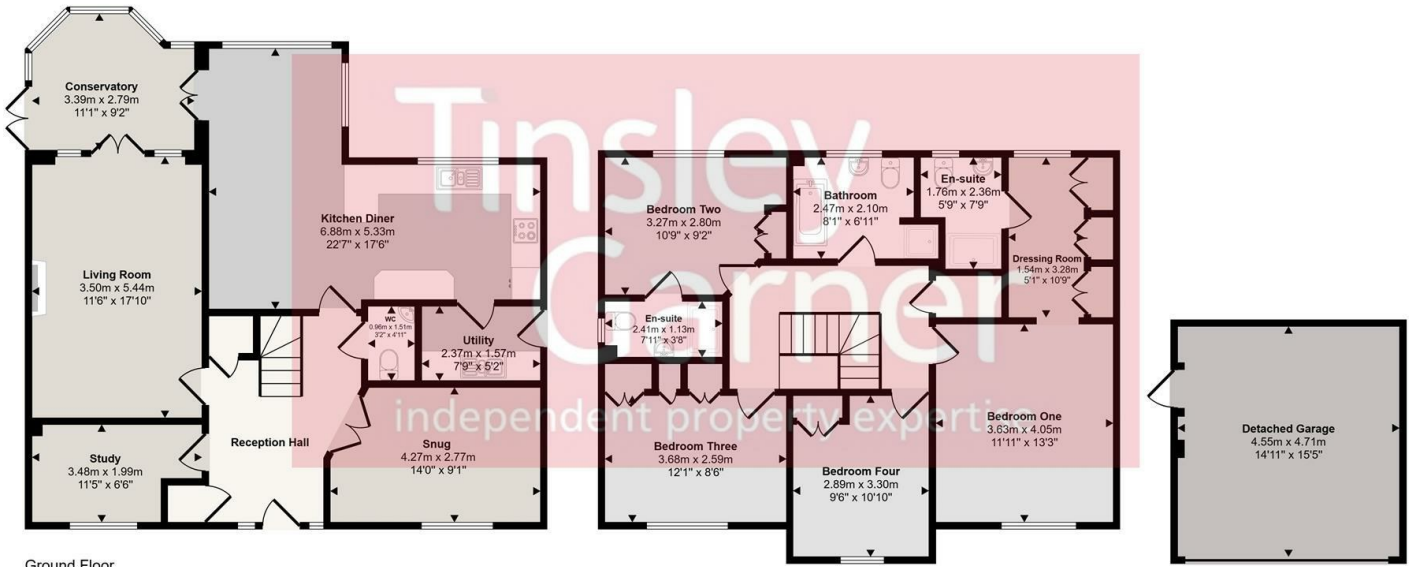
Gas central heating.

Viewings

Strictly by appointment via the agent.



Approx Gross Internal Area
196 sq m / 2111 sq ft



Ground Floor
Approx 94 sq m / 1012 sq ft

First Floor
Approx 81 sq m / 869 sq ft

Garage
Approx 21 sq m / 231 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		
	72	83
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		
	55	69
England & Wales		
	EU Directive 2002/91/EC	