



3, Cedars Drive, Stone, ST15 0BB



Chain Free £245,000

MOTIVATED VENDOR - REDUCED PRICE - NO UPWARD CHAIN

A well presented detached bungalow on the popular Cherryfields development within Stone. Approached via a private driveway providing ample off road parking before a carport with garage beyond and offering accommodation comprising: entrance hall, living room diner, kitchen, inner hall, two double bedrooms and a shower room. Also benefitting from owned solar panels with a feed-in tariff, gas combi central heating, double glazed windows and doors throughout, and an enclosed rear garden. All of this a short distance from Stone town centre and conveniently located for quick access to commuter routes.



01785 811 800

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



Entrance Hall

A uPVC part obscure double glazed door with matching side window opens to the hallway. With beech wood effect laminate flooring, radiator, doorways to the living room diner and kitchen.

Living Room Diner

A spacious reception room offering a marble fireplace with inset living flame gas fire, uPVC double glazed bay window to the front elevation, feature exposed ceiling beams, radiator, carpet, TV connection and doorway to the inner hallway.

Kitchen

Fitted with a range of solid oak door fronted wall and floor units, marble effect work surfaces with matching upstands, inset stainless steel sink and drainer with chrome mixer tap. Fully tiled walls and floor, uPVC double glazed window and part obscure double glazed external door opening to the side aspect.

Appliances including: gas hob with extractor hood and light above, integral electric oven. With plumbing for a washing machine and space for an upright freestanding fridge freezer.

Inner Hall

With beech wood effect laminate flooring, loft access, central heating thermostat and storage cupboard housing a wall mounted Worcester gas combi central heating boiler. Doorways to both bedrooms and the shower room.

Bedroom One

With uPVC double glazed window overlooking the rear garden, extensive fitted bedroom furniture, radiator and carpet.

Bedroom Two

Offering a uPVC double glazed sliding door opening to the rear patio and garden, ceiling coving, radiator and carpet.

Shower Room

Fitted with a peach suite comprising: WC, pedestal wash hand basin with chrome taps, oversize walk-in shower enclosure with mains fed thermostatic shower system. Ceiling coving, part Showerwall clad and part tiled walls, uPVC obscure double glazed window to the side aspect, radiator and tiled vinyl flooring.

Outside

The bungalow is approached via a block paved driveway providing ample off road parking before a carport and garage beyond.

The garage offers an electric roller shutter door, power, lighting and uPVC part obscure double glazed side access door.

Front

With open porch before the front door, mature hedgerows, lawn and stocked shrub borders.

Rear

The enclosed rear garden offers a paved patio and pathway, lawn, timber fence panelling, stocked flowerbeds and borders.

General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band C

No upward chain.

Services

Mains gas, water, electricity and drainage.

Gas combi central heating

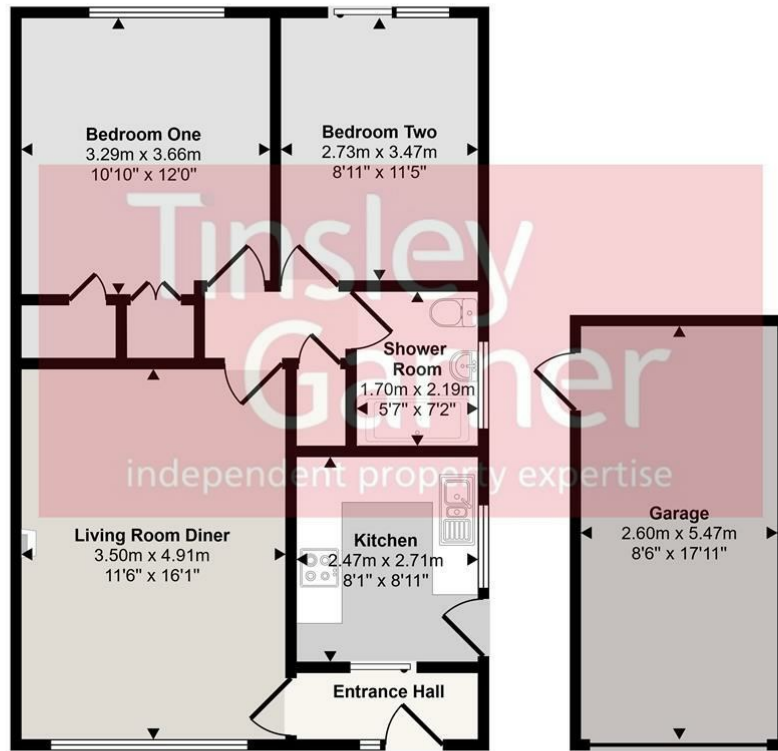
Owned solar panels with feed-in tariff.

Viewings

Strictly by appointment via the agent.



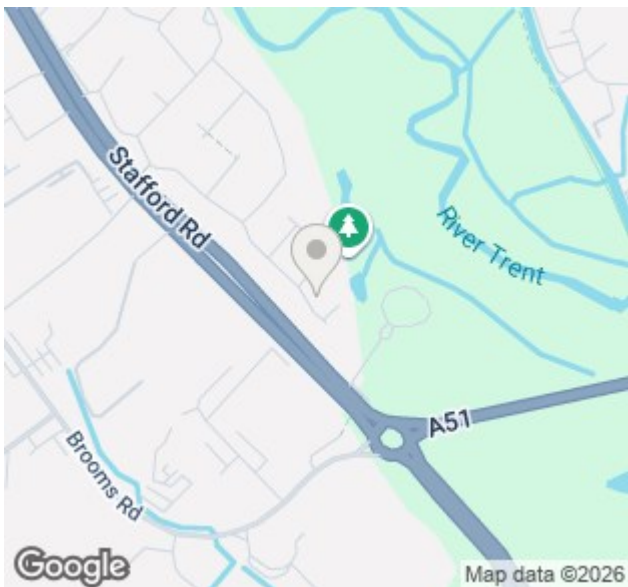
Approx Gross Internal Area
73 sq m / 787 sq ft



Floorplan
Approx 59 sq m / 633 sq ft

Garage
Approx 14 sq m / 153 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	90	96
(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	69	81
(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		