



9, The Fillybrooks, Stone, ST15 0DH



Offers Over £200,000

MOTIVATED VENDOR, NEW PRICE! An extended mature semi-detached family home set in a generous size plot and located just a short distance from Stone town centre. Offering spacious accommodation including: reception hallway, living room, sitting room, dining room, kitchen, utility area and guest cloakroom. To the first floor there are three bedrooms and a modern shower room. The property is approached via a private driveway providing plenty of off road parking before a detached garage. Also benefitting from gas combi central heating, uPVC double glazed windows and doors, plus a family sized mature rear garden. Viewing Highly Recommended - NO UPWARD CHAIN





Reception Hall

A uPVC part obscure double glazed front door with side windows opens to the hallway. With mirror sliding door cloaks cupboard, radiator, wood effect laminate flooring, under stairs storage cupboard, doorways to the living room, sitting room, kitchen and access to the first floor stairs.

Living Room

A cosy reception room offering an oak fire surround with marble back, hearth and inset living flame gas fire, uPVC double glazed bay window to the front elevation, two wall lights, radiator, carpet and TV connection.

Sitting Room

With ceiling coving, two wall lights, radiator, oak fire surround with marble back, hearth and inset living flame gas fire, carpet and archway to the dining room.

Dining Room

With uPVC double glazed sliding door opening to the rear patio and garden, ceiling coving, radiator, carpet and archway to the utility area.

Kitchen

Fitted with a range of white finish wall and floor units, contrasting work surface with tiled splash-back and inset stainless steel sink and drainer with chrome swan neck mixer tap. Tiled floor, uPVC double glazed window to the side aspect, archway to the utility area and wall cupboard housing a Potterton gas combi central heating boiler.

Appliances include: gas hob and integral electric oven.

Utility Area

With worksurface, tiled floor, uPVC double glazed window to the side aspect, radiator, doorway to the guest cloakroom and uPVC part obscure double glazed door to the rear garden.

Plumbing for a washing machine and space for an upright fridge freezer.

Guest Cloakroom

Fitted with a white low level push button WC, uPVC double glazed window to the side elevation and tiled floor.

First Floor

Stairs & Landing

Traditional stained spindle, newel post and banister stairs lead the landing with carpet throughout and uPVC double glazed window to the side aspect.

Bedroom One

Offering built-in wardrobes and storage to one wall, uPVC double glazed bay window to the front of the property, radiator and carpet

Bedroom Two

With uPVC double glazed window overlooking the rear garden, built-in wardrobe and storage to one wall, carpet and radiator.

Bedroom Three

With Upvc double glazed window to the front aspect, radiator, carpet and loft access..

Shower Room

A modern shower room fitted with a white suite comprising: oversize fully tiled shower enclosure screen with Mira electric shower system, wall mounted wash basin with chrome taps and WC. Towel radiator, uPVC obscure double glazed window to the rear aspect, extractor fan and vinyl flooring.

Outside

The property is approached via a tarmac driveway providing off road parking before double wooden gates opening to additional parking and a detached garage beyond. The garage has a steel up and over door, power, lighting and side access door.

Front

With boundary wall, stocked border and timber fence panelling.

Rear

The enclosed rear garden offers plenty of entertaining space with a large paved patio, lawn, pathway, stocked borders and flowerbeds, mature hedgerow, timber fence panelling, paved base and greenhouse.

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.

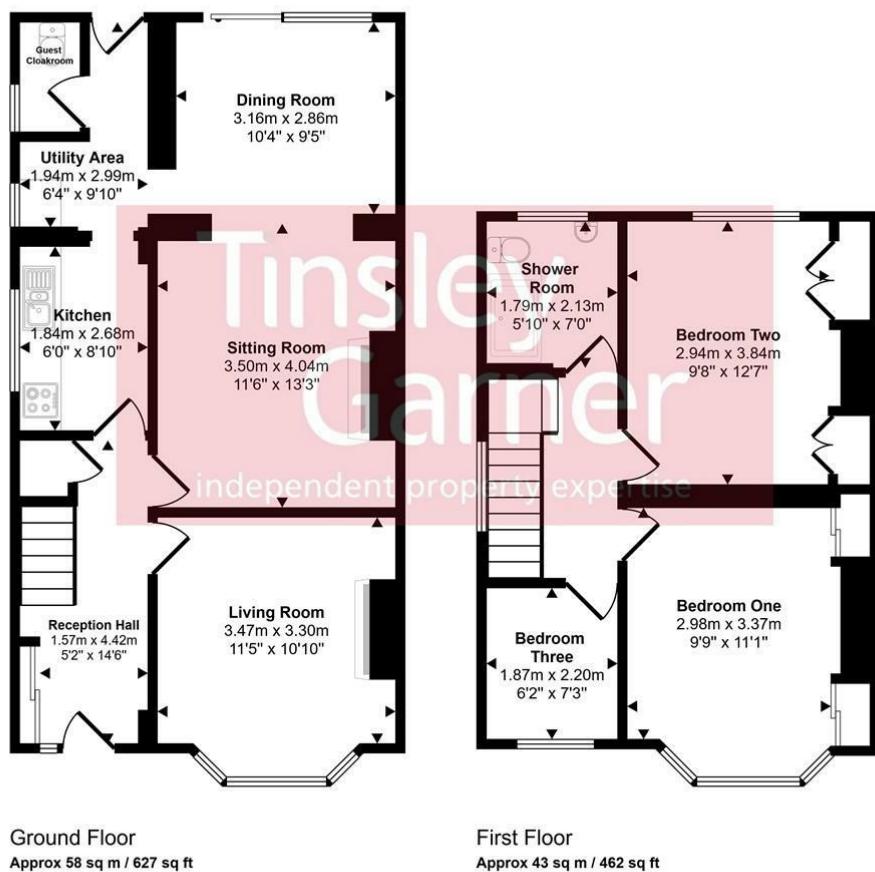
Gas combi central heating

Viewings

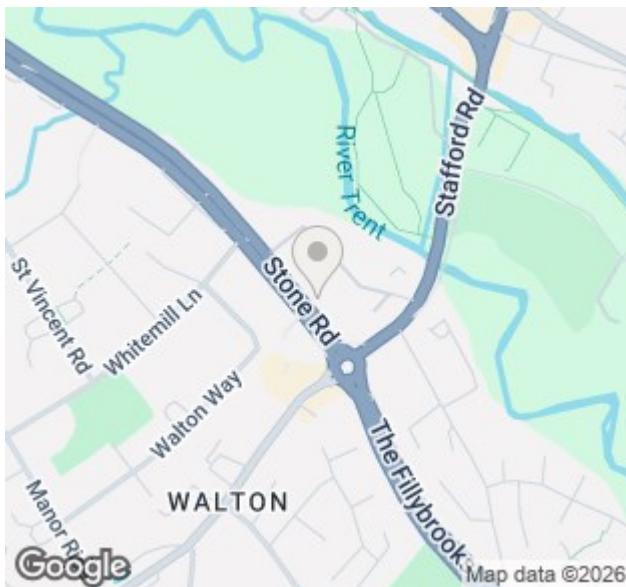
Strictly by appointment via the agent



Approx Gross Internal Area
101 sq m / 1089 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		82
(81-91)	B		
(69-80)	C		67
(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
(81-91)	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	