

**Tinsley
Garner**
independent property expertise



5, Goodall Close, Stone, ST15 0WF



Asking Price £530,000

The perfect family home in the perfect family location! A generously proportioned detached house in a quiet suburban cul-de-sac less than ¼ mile from Stone town centre and within walking distance of local schools and the delights the town has to offer. Beautifully presented throughout and catering for all requirements of modern family living featuring: reception hall, comfortable sitting room, stunning open plan dining kitchen which is extended to create a fabulous living space with full width bi-fold doors opening to the gardens, separate utility and a downstairs loo. The living accommodation is complemented by five double bedrooms, the main bedroom featuring a walk-thru closet and en-suite shower room, family bathroom and guest shower room. Outside you will discover sunny gardens which are purpose designed for maximum pleasure and minimum maintenance, outdoor kitchen and lots of space for outdoor living. Just like we said - the perfect family home. Sit back, relax & enjoy!



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



Entrance Hall

Welcoming reception area with oak wooden flooring extending through to the lounge, stairs to the first floor landing with clever below stairs storage.

Lounge

Spacious dual aspect sitting room with windows to the front and side of the house. faux chimney breast with raised contemporary living flame fire and installation for wall mounted TV. Oak wooden floor.

Kitchen/Dining/Living Space

A fabulous open plan kitchen with space for living, dining and entertaining featuring full width bi-fold doors across the creating a flowing inside/outside living area. The contemporary kitchen features an extensive range of cabinets with handle less doors and white quartz counter tops. Matching island with under set sink and quartz top extending to a breakfast bar seating 4. Fitted appliances comprise; stainless steel electric range with contemporary cooker hood, fully integrated dish washer, refrigerator and freezer. Th room is extended to the side to create a dining area with tall sloping ceiling and skylight windows. Bay window to the front of the house with window seat. Installation for wall mounted TV and wood effect flooring throughout.

Utility

Wall & base cupboards with quartz counter top. Space for domestic appliances and wall mounted gas fired combi boiler concealed in a wall cupboard. Half glazed back door.

Cloaks & WC

White suite with WC and basin.

First Floor Landing

Front facing window, linen cupboard. Turned staircase to the first floor landing.

Main Bedroom

The main bedroom has a front facing window and walk-thru closet leading into the en-suite.

Closet

Walk-thru closet with built-in wardrobes to two sides.

En-Suite Shower Room

The en-suite features a full width walk-in shower with sliding glass screen and thermostatic shower, pedestal basin & WC. Rear facing window. Chrome heated towel radiator.

Bedroom 2

Double bedroom with front facing window.

Bedroom 5

Double bedroom with front facing window

Family Bathroom

White suite featuring bath with glass screen and mixer shower attachment, pedestal basin & WC. Ceramic wall tiling, heated towel radiator. Rear facing window.

Second Floor Landing

Bedroom 3

Spacious dual-aspect double bedroom with dormer window to the front of the house and two smaller windows to the side. Built-in wardrobes to one wall.

Bedroom 4

Spacious double bedroom with dormer window to the front of the house. Built-in wardrobes to one wall.

Shower Room

White suite comprising; corner shower enclosure with glass screen and thermostatic shower, pedestal basin & WC. Chrome heated towel radiator. Velux roof light window.

Outside

The house is tucked away in a quiet cul-de-sac on the edge of this popular residential development which is conveniently located within walking distance of the town centre, local schools and all that Stone has to offer. The gardens are professionally landscaped and designed for maximum enjoyment and minimum maintenance, featuring an extensive porcelain tile patio with oodles of space for outdoor living. Wooden summer house and outdoor kitchen to the rear of the garage. Brick built detached garage with up and over door, light & power, off road parking for 2 / 3 cars.

General Information

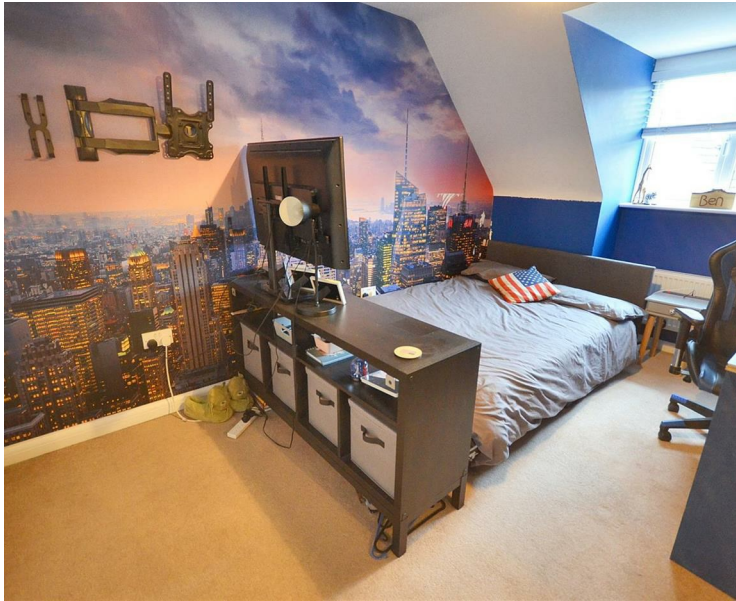
Services: Mains gas, water, electricity & drainage. Gas central heating.

Council Tax Band F

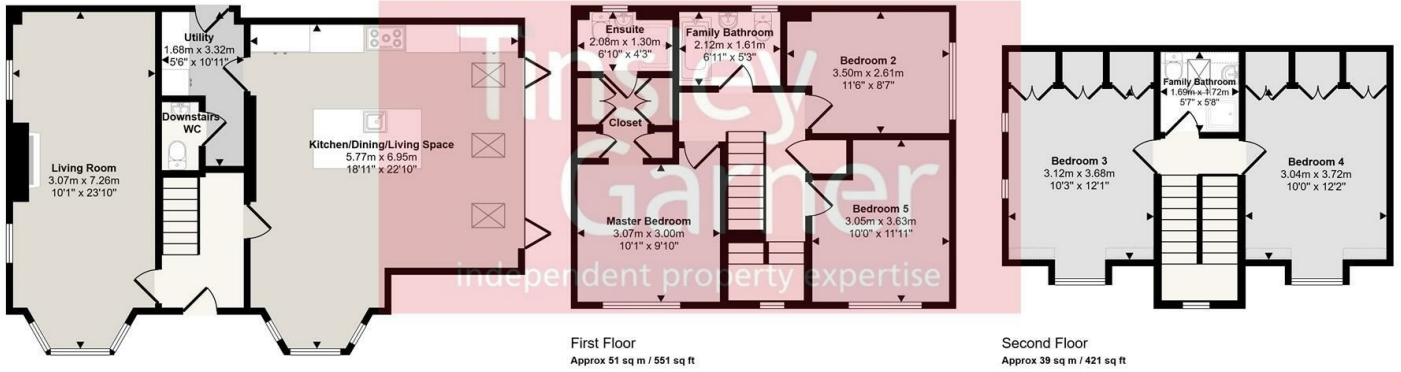
Tenure: freehold

Viewing by appointment

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



Approx Gross Internal Area
159 sq m / 1706 sq ft



Ground Floor
Approx 68 sq m / 734 sq ft

Denotes head height below 1.5m

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			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		