

**Tinsley  
Garner**  
independent property expertise



32, Buttermere Close, Yarnfield, Stone, ST15 0GN



**Asking Price £230,000**

A well presented modern end-terrace townhouse situated on a popular and sought after development in Yarnfield. Conveniently located within easy access of commuter routes and offering well proportioned accommodation comprising: entrance hall, living room diner, guest cloakroom, fitted kitchen, three bedrooms, an ensuite shower room to the main bedroom plus a family bathroom. Also benefitting from uPVC double glazed windows and doors, gas combi central heating, an enclosed rear garden and allocated off road parking for two cars.

A lovely property in an ideal position - Viewing highly recommended.



01785 811 800

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



#### Entrance Hall

A composite part obscure double glazed front door with window light above opens to the entrance hall. With fitted door mat and carpet, storage cupboard, central heating thermostat, doorways to the living room diner, kitchen, guest cloakroom and access to the first floor stairs.

#### Living Room Diner

A spacious reception room offering uPVC double glazed windows and French doors opening to the rear patio and garden, two radiators, a large under stairs storage cupboard, carpet and TV connection.

#### Kitchen

Fitted with a range of cream finish wall and floor units, contrasting block oak effect work surfaces with matching upstands and an inset stainless steel sink and drainer with chrome mixer tap. Radiator, uPVC double glazed window to the front aspect, tile effect vinyl flooring and wall cupboard housing the Logic EPSI 35 gas combi central heating boiler.

Appliances including: stainless steel gas hob with matching splash-back and extractor hood with light above, integral electric oven. Plumbing for both a dishwasher and washing machine plus space for an upright fridge freezer.

#### Guest Cloakroom

With a white suite comprising: low level push button WC, pedestal wash hand basin with tiled splash-back and chrome mixer tap. Radiator, extractor fan and tile effect vinyl flooring.

#### First Floor

##### Stairs & Landing

Traditional white painted spindle, newel post and bannister stairs lead to the landing. With storage cupboard, radiator, carpet and loft access. The loft is partially boarded for storage purposes.

##### Bedroom One

Offering a uPVC double glazed window overlooking the rear garden, radiator, carpet and doorway to the ensuite shower room.

##### Ensuite Shower Room

Fitted with a white suite comprising; level push button WC, pedestal wash hand basin with tiled splash-back and chrome mixer tap, fully tiled shower enclosure with Triton electric shower system. Radiator, shaver point, extractor fan and tile effect vinyl flooring.

##### Bedroom Two

A double bedroom with uPVC double glazed window to the front elevation, radiator and carpet.

##### Bedroom Three

Offering a rear aspect uPVC double glazed window, radiator and carpet.

#### Bathroom

Fitted with a white suite comprising; low level push button WC, standard bath and panel with chrome mixer tap, pedestal wash hand basin with tiled splash-back and chrome mixer tap. Part tiled walls, uPVC obscure double glazed window to the front aspect, radiator, extractor fan and tile effect vinyl flooring.

#### Outside

##### Front

The property has allocated road parking for two cars immediately in front of the house. With an open porch with coach light before the front door, external water connection and side access to the rear garden via a pathway and wooden gate.

##### Rear

The enclosed rear garden offers a paved patio area, lawn and timber fence panelling.

#### General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band C

#### Communal Charges

August 2025 Annual Charge £243.00

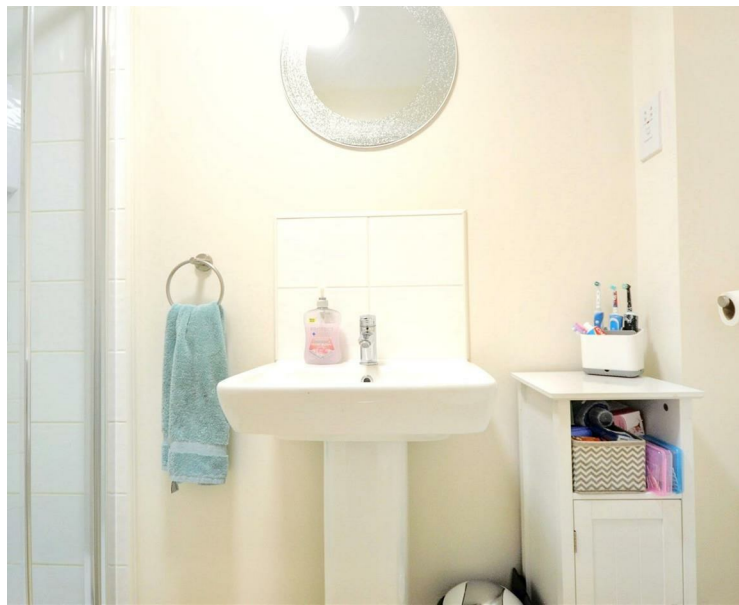
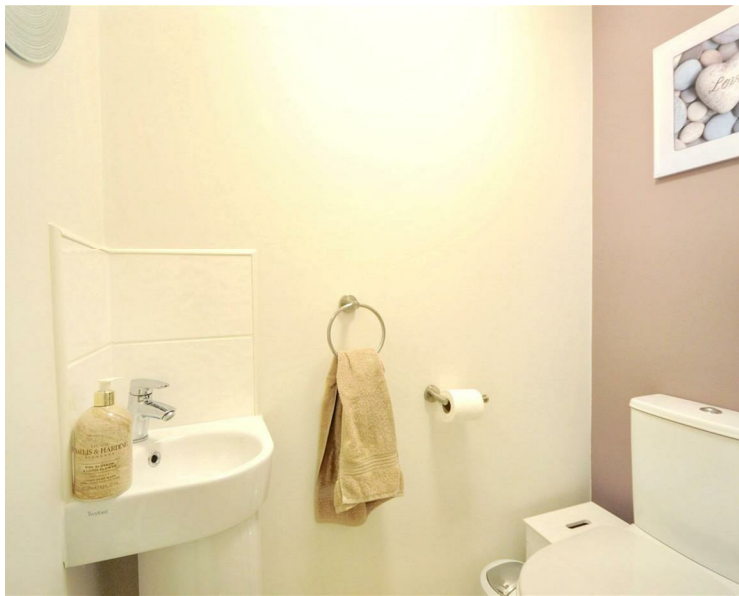
#### Services

Mains gas, water, electricity and drainage.

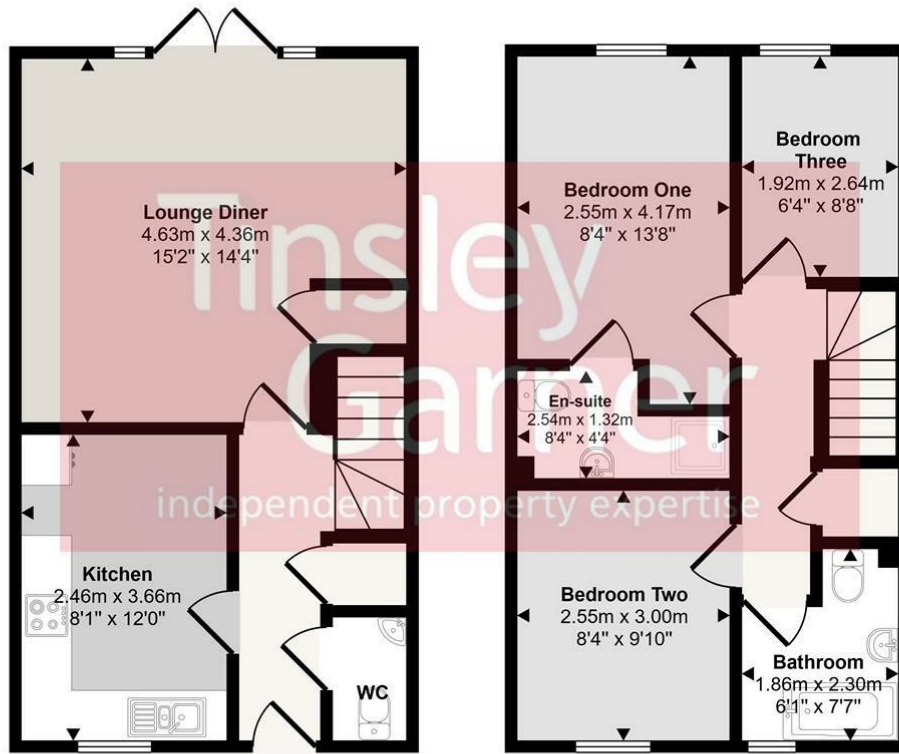
Gas combi central heating

#### Viewings

Strictly by appointment via the agent.



Approx Gross Internal Area  
76 sq m / 816 sq ft



Ground Floor  
Approx 38 sq m / 410 sq ft

First Floor  
Approx 38 sq m / 406 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			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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			92
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	