

**Tinsley
Garner**

independent property expertise



19, Sunningdale, Stone, ST15 0LZ



Asking Price £430,000

Convenience is king! A mature family house tucked away in a popular and sought after cul-de-sac location within strolling distance of Stone town centre. This is a lovely house which is well maintained and presented to a high standard throughout, offering well proportioned accommodation featuring; two reception rooms, small study, spacious dining kitchen with adjoining conservatory, separate utility room and downstairs loo. Upstairs there are four generously proportioned bedrooms (three doubles and a single), the main bedroom having a walk-in shower and vanity unit, and a modern family bathroom. The house occupies a larger than average plot with sunny south west facing rear garden which extends across the rear of the house and garage. Upvc double glazed windows and gas central heating. A perfect location which is within walking distance of local schools, the town centre, Leisure Centre and the vast array of amenities Stone has to offer. Offered for sale with no upward chain.



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Entrance Hall

Spacious & welcoming reception area with two full height windows and half glazed upvc front door. Parquet wood block flooring and staircase to the first floor landing. Radiator.

Cloakroom & WC

White suite comprising; WC and vanity basin. Part ceramic tiled walls and tiled floor. Radiator.

Study

A compact but highly useful study or home office with window to the front of the house. Radiator.

Lounge

Spacious sitting room with window to the front of the house and glazed panel double doors opening through to the dining room. TV aerial connection. Radiator.

Dining Room

With rear facing window overlooking the garden and door through to the kitchen. Radiator.

Kitchen

Good size kitchen with space for casual dining. Rear facing window overlooking the garden and door leading through to the conservatory. The kitchen features an extensive range of wall and base cupboards with traditional style wooden cabinet doors and coordinating marble effect work surfaces with inset sink unit. Fitted appliances comprise; slot-in gas cooker with concealed extractor over, fully integrated dish washer, fridge and freezer. Plenty of room to accommodate breakfast table. Ceramic tile floor and wall tiling between the work surfaces and wall cupboards. Radiator.

Conservatory

A sunny garden room with door leading through from the kitchen and door to the garden. Built on a brick base with upvc double glazed windows and ceramic tile floor.

Utility Room

Super size utility room with wall and base cupboards matching the kitchen, work surface and sink unit. Plumbing for washing machine and space for a dryer. Wall mounted Potterton gas fired central heating boiler Window to the side of the house.

Landing

With access hatch to loft space.

Main Bedroom

A spacious double bedroom which has built-in wardrobes to one wall, dressing table and vanity sink unit. The bedroom also features a walk-in shower which is cleverly concealed in a wardrobe. Radiator.

Bedroom 2

Double bedroom with fitted wardrobe. Window to the front of the house. Radiator.

Bedroom 3

Double bedroom with built-in wardrobe. Window to the front of the house. Radiator.

Bedroom 4

Generous single bedroom with window to the front of the house. Single wardrobe. Radiator.

Bathroom

Fitted with a white suite comprising; bath with thermostatic shower over and glass screen, pedestal basin & WC. Ceramic tiled walls and tiled floor. Chrome heated towel radiator. Window to the front of the house.

Outside

The house is located at the bottom of the cul-de-sac set in a large corner plot with gardens extending the full width of the house and garage. The gardens are mainly lawn with mature planted borders and enjoy a sunny south-west facing aspect to the rear. Driveway parking with space to accommodate two cars side by side and a large double garage with up and over door, light and power. NOTE; The second double garage belongs to the neighbouring house.

General Information

Services; Mains gas, electricity, water & drainage. Gas central heating (conventional boiler not a combi)

Tenure; Freehold

Council Tax Band E - Stafford Borough Council

Viewing by appointment

For sale by private treaty, subject to contract.

Vacant possession on completion



Approx Gross Internal Area
174 sq m / 1875 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			
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		