



## Flash Top, Oulton Road, Stone, ST15 8DR



**Asking Price £270,000**

Flash Top - not a nod to your sartorial eloquence, but a celebration of the superb position of this home, overlooking the Flash: a sweep of undulating greenery that separates suburban Stone from the village of Oulton and the Downs Banks beyond. Offering generous, well planned accommodation featuring a spacious hallway and downstairs loo, large open plan lounge / dining room with French doors to the gardens, stylish kitchen with fitted appliances, complemented upstairs by three bedrooms and smart bathroom. The house occupies a substantial private plot with gardens to three sides, enjoying uninterrupted rear views, along with private parking and a single garage. There's also excellent potential to extend (subject to planning) without sacrificing outdoor space. Previously let, the property has just undergone a full cosmetic refurbishment, meaning it is immaculately presented throughout and ready for immediate occupation. Offered for sale with no upward chain. There may be plenty of three-bedroom houses in Stone, but you won't find another location quite like this.





#### Covered Porch

#### Entrance Hall

Spacious reception area with half glazed upvc front door, oak wood effect laminate floor, stairs to the first floor landing with cupboard below. Radiator.

#### Cloakroom & WC

Suite comprising: WC & hand basin. Part tiled walls. Radiator.

#### Lounge / Dining Room

24'4" x 10'11"

Large open plan living / dining room with window to the front of the house and French doors to the rear leading out to the gardens. Chimney breast with period style marble fireplace and hearth with living flame gas fire. oak wood effect floor throughout. Two radiators. TV aerial connection.

#### Kitchen

10'8" x 8'6"

The kitchen is fitted with a range of modern wall & base cupboards with light oak in-frame cabinet doors and co-ordinating granite effect work surfaces with inset 1½ bowl sink unit. Integrated appliances comprise: ceramic electric hob with stainless steel extractor, eye level electric double oven, fully integrated refrigerator & freezer. Inset low energy lighting. Radiator. Window to the rear with views so fabulous it could even make washing up a pleasure!

#### Rear Porch / Utility

Fully enclosed half-glazed porch with door to the garden.

Plumbing for washing machine.

#### Landing

Window to the side of the house, airing cupboard & access hatch to loft space.

#### Bedroom 1

10'11" x 10'10"

Double bedroom with window to the rear of the house enjoying fabulous views. Built-in wardrobe. Radiator.

#### Bedroom 2

13'3" x 10'10"

Double bedroom with window to the front of the house. Radiator.

#### Bedroom 3

8'6" x 7'9"

Single bedroom with window to the rear of the house and the same glorious aspect. Radiator.

#### Bathroom

Fitted with a stylish white suite comprising: bath with electric shower over & glass shower screen, pedestal wash basin & WC. Linen cupboard. Ceramic wall tiling to full height Window to the front of the house. Radiator.

#### Outside

The house is in a slightly unusual location with access from Oulton Road via the car park to Alleynes Sports Centre; as close as you can get to the middle of nowhere and still be able to walk in to town!

Large established gardens to three sides, mainly lawn with established hedge and fenced borders. Single garage with up and over door, light & power (right hand of the pair with white door).

#### General Information

Services: Mains gas, water, electricity & drainage. Gas central heating. We understand that the water is on a metered supply from Alleynes Sports Centre (to be confirmed).

Tenure: Freehold

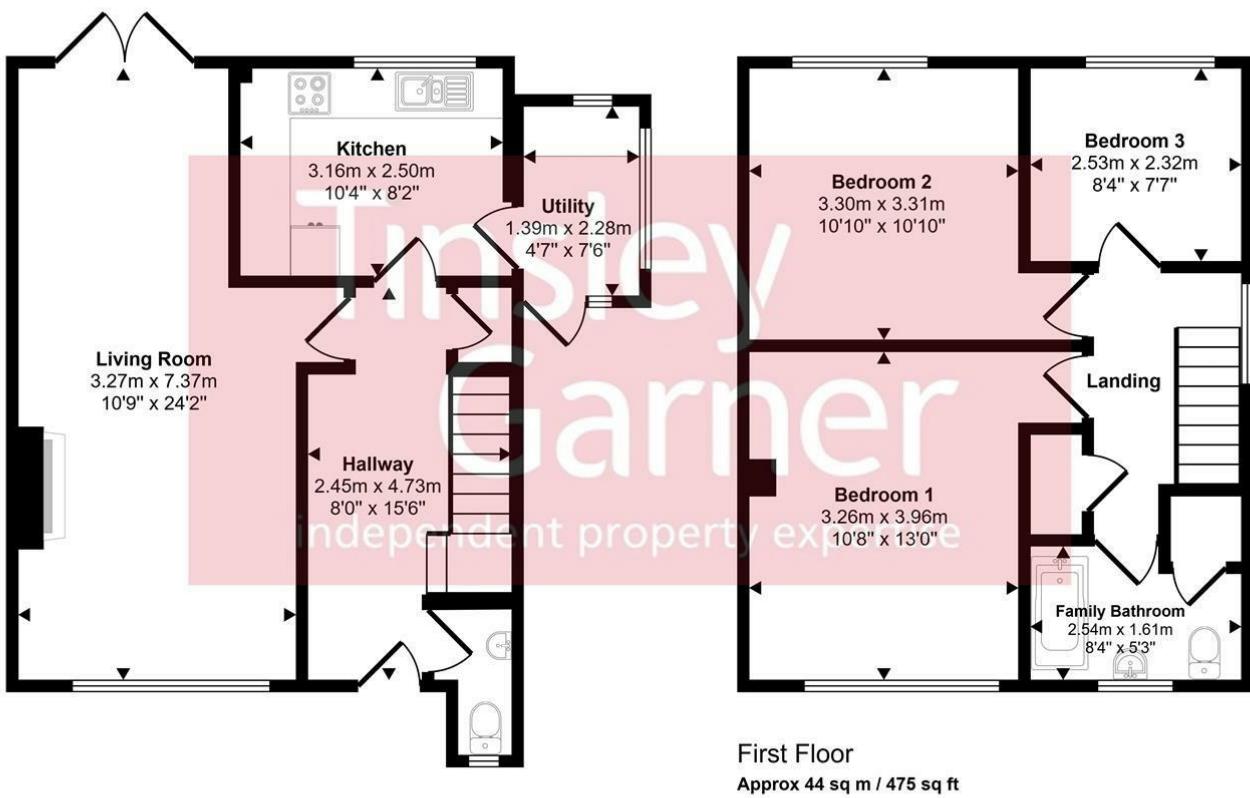
Council Tax band B

Viewing by appointment

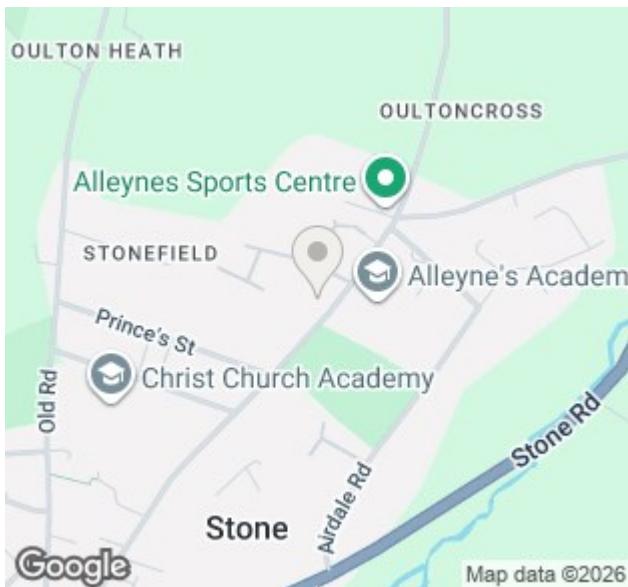
For sale by private treaty, subject to contract.  
Vacant possession on completion.



Approx Gross Internal Area  
92 sq m / 988 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			
EU Directive 2002/91/EC			
England & Wales		83	70

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
EU Directive 2002/91/EC		55	69
England & Wales			