



Highfield, Moss Lane, Hilderstone, Stone, ST15 8RQ



£625,000

A well presented detached bungalow, renovated throughout by the present owners and set in a quiet circa one acre plot. With lovely gardens, approached via a private driveway with side driveway leading directly to a paddock, and offering modern accommodation comprising: living room with wood burning stove, large kitchen diner with bi-fold doors opening to the rear garden, utility, side porch, inner hallway, three bedrooms and a family bathroom. Also benefiting from uPVC double glazed windows and doors, extensive off road parking, carport and workshop. Conveniently located approximately 4 miles from Stone town centre and with easy access to The Potteries, Uttoxeter and Stafford.

Viewing Highly Recommended



01785 811 800

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



#### Open Porch

With paved frontage, recessed lights, and composite part obscure double glazed front door with side windows opening to the kitchen diner.

#### Kitchen Diner

A spacious kitchen diner fitted with a contrasting range of white and blue finish wall, floor and island units, oak block work surfaces with matching upstands and underset ceramic 1 1/2 bowl sink with chrome swan neck mixer tap. Recessed ceiling lights, feature pendant lighting, uPVC double glazed windows to the front and side elevations, bi-fold doors opening to the rear patio and garden, oak finish laminate flooring, two radiators, doorways to the living room, utility, inner hallway and side porch.

Appliances including: 5 ring ceramic electric hob with glass splash-back and stainless steel extractor fan with light over, integral double electric oven, dishwasher and space for an American style upright fridge freezer.

#### Living Room

Offering an inset wood burning stove with oak mantle and slate hearth, uPVC double glazed windows to the front and side aspects, two wall lights, radiator, oak finish laminate flooring and BT Open Reach connection.

#### Utility

Matched to the kitchen with white and blue finish wall and floor units, oak block work surface and upstand, underset ceramic sink with chrome swan neck mixer tap, radiator, oak finish laminate flooring and uPVC double glazed window overlooking the rear garden and paddock.

Plumbing for a washing machine and space for a tumble dryer.

#### Side Porch

With radiator, carpet, uPVC part double glazed door opening to the driveway, doorways to the store room and workshop.

#### Workshop

Offering uPVC double glazed windows to the front and side elevations with door opening to the carport.

#### Inner Hallway

With uPVC double glazed window to the front of the property, radiator, carpet, doorways to all three bedrooms and the bathroom.

#### Bedroom One

With built-in wardrobes and storage, two uPVC double glazed window to the front and side aspect, radiator, and carpet.

#### Bedroom Two

Offering built-in wardrobes and storage, uPVC double glazed window to the side elevation, radiator, and carpet.

#### Bedroom Three

Presently used as a study with uPVC double glazed window to the rear aspect, radiator and carpet.

#### Bathroom

Fitted with a white suite comprising: standard bath and panel with chrome showerhead mixer tap, low level push button WC, vanity wash hand basin with storage unit and chrome mixer tap, 1200mm shower enclosure with mains fed thermostatic twin head shower system. Fully tiled walls, recessed ceiling lights, loft access, two radiators, uPVC double glazed window to the rear elevation and scrubbed oak finish laminate flooring.

#### Outside

The property is approached via a five bar gate opening to a long driveway leading to the bungalow, there is also a side driveway leading directly to the paddock.

#### Gardens & Paddock

Approximately one acre in total with rolling lawns, mature trees and hedgerows, stocked flowerbeds and borders, gravelled pathways and patio areas.

#### General Information

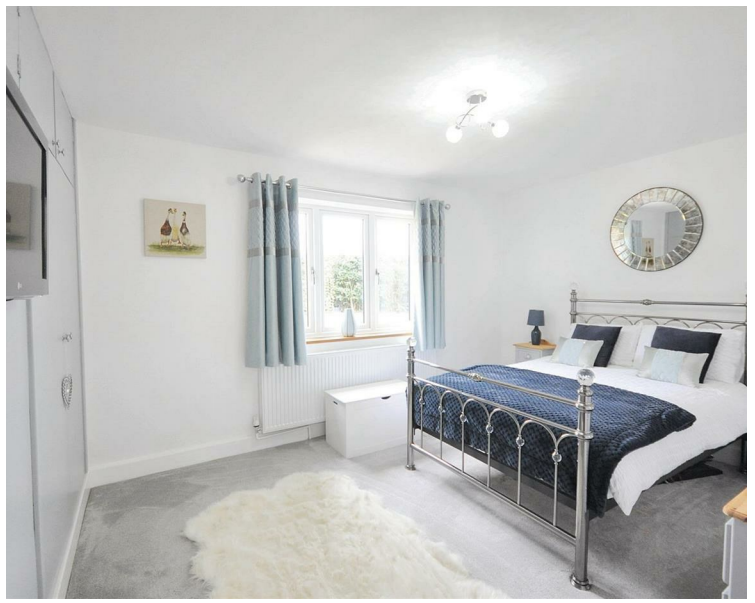
For sale by private treaty, subject to contract.  
Vacant possession on completion.  
Council Tax Band E

#### Services

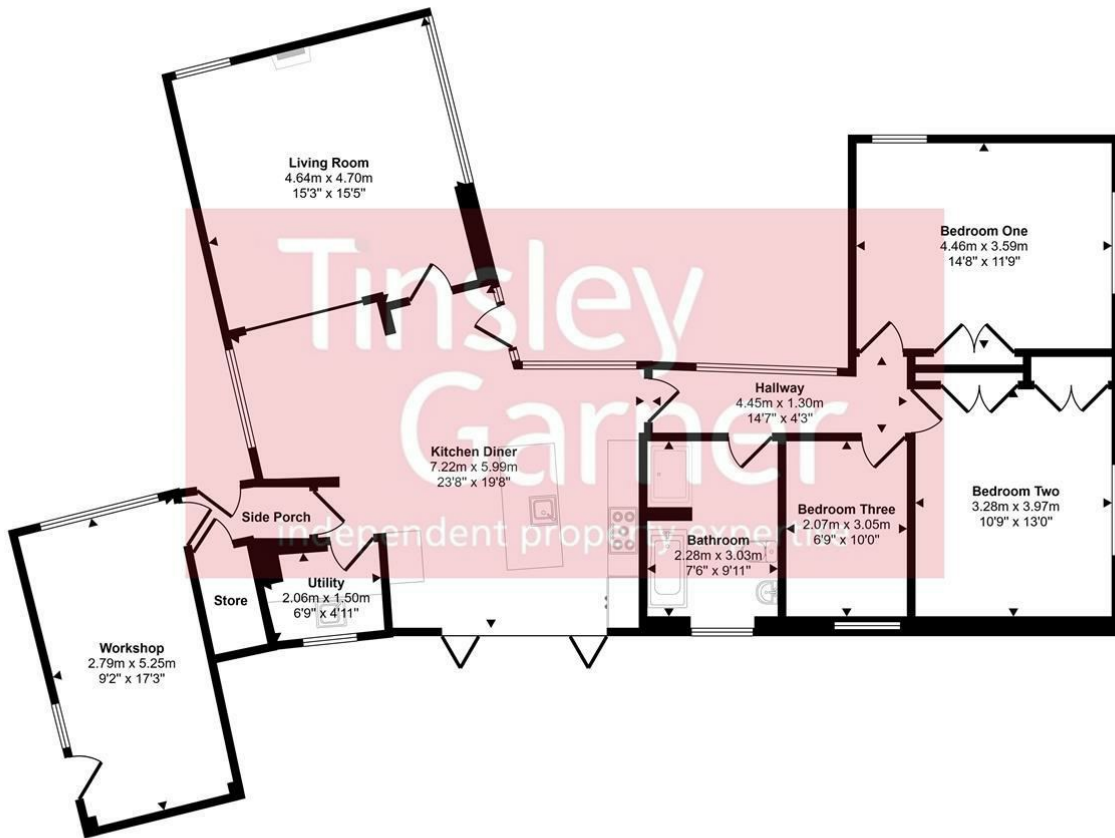
Mains water and electricity.  
Septic tank.  
Oil fired central heating.

#### Viewings

Strictly by appointment via the agent.



Approx Gross Internal Area  
130 sq m / 1398 sq ft



Floorplan

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 |         |           |
|                                             | 51      | 69        |
| 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                                                     |         |           |
| (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 |         |           |
|                                                                 | 39      | 55        |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |