

**Tinsley  
Garner**  
independent property expertise



3, Claremont Close, Stone, ST15 8QE



Chain Free    £465,000

NEW PRICE - MOTIVATED VENDOR - NO UPWARD CHAIN.

An immaculately presented detached family home set in a quiet cul-de-sac position within strolling of Stone town centre. Tastefully appointed throughout and offering spacious accommodation comprising: entrance porch, reception hall, guest cloakroom, living room, garden room with bi-fold doors opening to the rear garden, superb dining kitchen with integral appliances, separate utility, four bedrooms, ensuite shower room to the main bedroom, and family bathroom. The property is approached via a private driveway providing off road parking before an integral garage, also benefitting from uPVC double glazed windows & doors, gas central heating and a westerly facing enclosed rear garden.

A lovely house conveniently located within easy reach of the town centre, local schools, amenities and commuter routes.



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



#### Entrance Porch

A uPVC part obscure double glazed front door opens to the porch. With side window, tiled floor and further uPVC part obscure double glazed door to the hallway.

#### Reception Hall

With ceiling coving, tiled floor, radiator, doorways to the living room, guest cloakroom and access to the first floor stairs.

#### Guest Cloakroom

Fitted with a white suite comprising: inset low level push button WC, vanity wash hand basin with storage unit and chrome mixer tap. Recessed ceiling lights, alarm pad, under stairs storage cupboard, fully tiled walls and floor.

#### Living Room

Glazed double doors open to this spacious reception room. Offering a uPVC double glazed bay window to the front of the property, ceiling coving, marble fire surround, back and hearth with an inset coal effect electric fire. Two radiators, carpet, TV connection, doorway to the kitchen diner and uPVC double sliding door to the garden room.

#### Garden Room

A lovely additional reception area, the perfect spot for just chilling-out or entertaining friends and family. With double glazed bi-fold doors opening to the rear garden, two Velux skylight windows, recessed ceiling lights, radiator, TV connection, and tiled floor.

#### Kitchen Diner

An impressive kitchen fitted with an extensive range of gloss white finish wall, floor and display units. With under wall unit and kickboard lighting, contrasting black with glitter fleck work surfaces, tiled splash-backs, inset stainless steel 1½ bowl sink and drainer with waste disposal unit and chrome swan neck mixer tap. uPVC double glazed window overlooking the rear garden, recessed ceiling lights, two Velux skylight windows, two radiators, tiled floor, doorway to the utility and uPVC part double glazed external door to the side aspect.

Appliances including: stainless steel 5 ring gas hob with stainless steel extractor hood and light over, integral double electric oven, microwave, fridge, freezer and dishwasher.

#### Utility

With recessed ceiling lights, tiled floor, extractor fan and doorway to the integral garage.

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

#### First Floor

##### Stairs & Landing

Traditional white painted spindle, newel post and banister stairs lead to a galleried landing. With carpet throughout, ceiling coving and loft access.

##### Bedroom One

Offering built-in wardrobes and storage, uPVC double glazed window to the front of the property, ceiling coving and recessed lights, radiator, carpet and doorway to the ensuite shower room.

##### Ensuite Shower Room

Fitted with a white suite comprising: inset low level push button WC, vanity wash hand basin with storage unit and chrome mixer tap, 1200mm shower enclosure with mains fed thermostatic shower system. Fully tiled walls and floor, recessed ceiling lights, radiator, uPVC obscure double glazed window to the rear aspect, extractor fan, shaver point and storage cupboard.

##### Bedroom Two

With uPVC double glazed window overlooking the rear garden, built-in wardrobe, ceiling coving, carpet and radiator.

##### Bedroom Three

A third double bedroom, offering a uPVC double glazed window to the front of the property, ceiling coving and radiator.

##### Bedroom Four

Presently used as a study with ceiling coving, storage cupboard, front aspect uPVC double glazed window, carpet and radiator.

##### Family Bathroom

Fitted with white suite comprising: 'L' shaped bath, panel and shower screen with chrome mixer tap and mains thermostatic shower system above, inset low level push button WC, vanity wash hand basin with storage unit and chrome mixer. Fully tiled walls and floor, recessed ceiling lights, radiator, chrome towel radiator, uPVC obscure double glazed window to the rear aspect, extractor fan, shaver point and storage cupboard.

##### Outside

The property is approached via a tarmac driveway providing off road parking for two cars before an integral garage. The garage has an electric up and over roller shutter door, power, and lighting.

##### Front

The front garden has an artificial lawn, mature hedgerow and side access via a wrought iron gate and pathway to the rear garden.

##### Rear

The westerly facing enclosed rear garden offers plenty of entertaining space with a large decked patio area, lawn, paved pathway, garden shed, external water connection and timber fence panelling.

##### General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band E

No upward chain

##### Services

Mains gas, water, electricity and drainage.

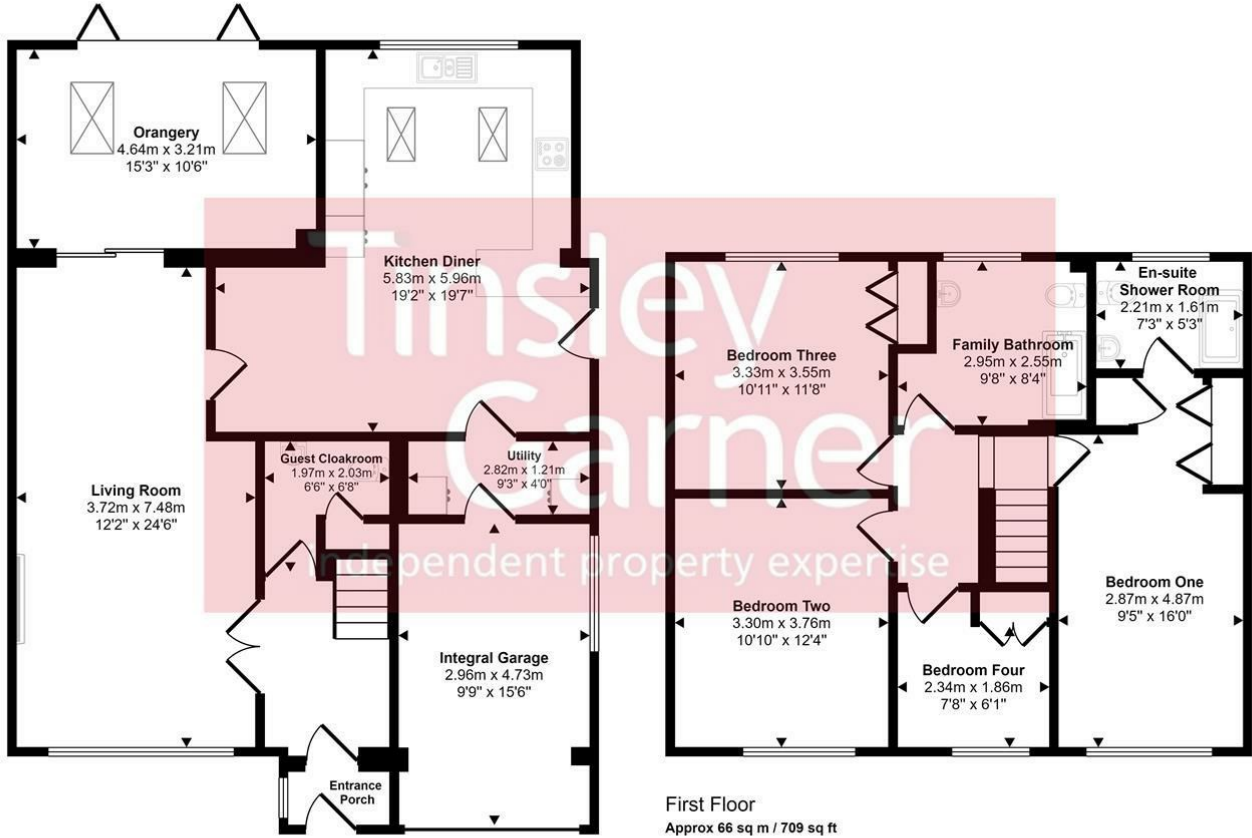
Gas central heating.

##### Viewings

Strictly by appointment via the agent.



Approx Gross Internal Area  
169 sq m / 1818 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			
		70	82
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			
		55	69
England & Wales		EU Directive 2002/91/EC	