Tinsley Garner
independent property expertise

9, Brewers Place, Stone, ST15 0FJ

4 3 3

£495,000

A modern, energy efficient, detached family home set in a quiet cul-de-sac position within a sought after development on the outskirts of Stone. Offering spacious and flexible accommodation comprising: reception hallway, living room, snug/music room, guest cloakroom, large kitchen diner and separate utility. To the first floor there are four bedrooms, two with ensuite shower rooms, and a family bathroom. The property is approached via a tarmac driveway providing off road parking for two vehicles before a detached double garage, also benefitting from an enclosed and private rear garden. A lovely house conveniently located with easy access to Stone town centre and commuter routes.
Early Viewing Essential

01785 811 800

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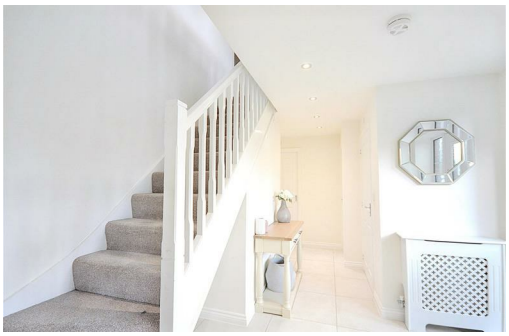


Reception Hall
A composite part obscure double glazed front door with matching side windows opens to the hallway. With alarm pad, large format Porcelanosa tiled floor, radiator with ornate surround, under stairs storage cupboard, doorways to the living room, snug/music room, kitchen diner, utility, guest cloakroom and access to the first floor stairs.

Living Room
A spacious reception room with uPVC double glazed window to the front elevation, French doors with side windows opening to the rear patio and garden, panelled feature wall, two radiators, TV connection, carpet and glazed double doors to the kitchen diner.

Snug / Music Room
With uPVC double glazed window to the front of the property, radiator and carpet.

Kitchen Diner
An impressive open plan kitchen diner fitted with a range of cream finish wall and floor units, under wall unit lighting, contrasting work surfaces with brick tile splash-backs and inset stainless steel 1½ bowl sink and drainer with chrome mixer tap. Recessed ceiling lights, uPVC double glazed window and French doors opening to the rear patio and garden, large format Porcelanosa tiled floor and two radiators. Wall cupboard housing a Logic Heat H18 gas central heating boiler.

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

Utility
Matched to the kitchen with cream finish wall and floor units, contrasting work surface with brick tile splash-back, large format Porcelanosa tiled floor and composite part obscure double glazed door opening to the side aspect.

Integral washing machine and microwave. Space for a tumble dryer.

Guest Cloakroom
Fitted with a white suite comprising: low level push button WC and pedestal wash hand basin with chrome mixer tap. Recessed ceiling lights, part tiled walls, large format Porcelanosa tiled floor, radiator and extractor fan.

First Floor

Stairs & Landing
Traditional white painted spindle, newel post, and banister stairs lead to the galleried landing. With recessed lights, uPVC double glazed window to the front aspect, carpet and loft access.

Bedroom One
Offering fitted wardrobes and storage to one wall, uPVC double glazed window overlooking the rear garden, radiator, carpet, TV connection and doorway to the ensuite shower room.

Ensuite Shower Room
Fitted with a white suite comprising; low level push button WC, pedestal wash hand basin with chrome mixer tap, oversize fully tiled shower enclosure with mains fed thermostatic shower system. Recessed ceiling lights, uPVC obscure double glazed window to the rear aspect, part tiled walls, towel radiator, extractor fan and planked scrubbed oak effect vinyl flooring.

Bedroom Two
With rear aspect uPVC double glazed window, radiator, carpet and doorway to the ensuite shower room. Storage cupboard housing the hot water storage system.

Ensuite Shower Room
Fitted with a white suite comprising; low level push button WC, pedestal wash hand basin with chrome mixer tap, fully tiled shower enclosure with mains thermostatic shower system. Recessed ceiling lights, uPVC obscure double glazed window to the rear aspect, part tiled walls, towel radiator, extractor fan and tile effect vinyl flooring.

Bedroom Three
With front aspect uPVC double glazed window, radiator and carpet.

Bedroom Four
With uPVC double glazed window to the front aspect, radiator and carpet.

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

Outside
The property is approached via a tarmac driveway providing off road parking for two cars before a detached double garage. The garage has two steel up & over doors, power and lighting.

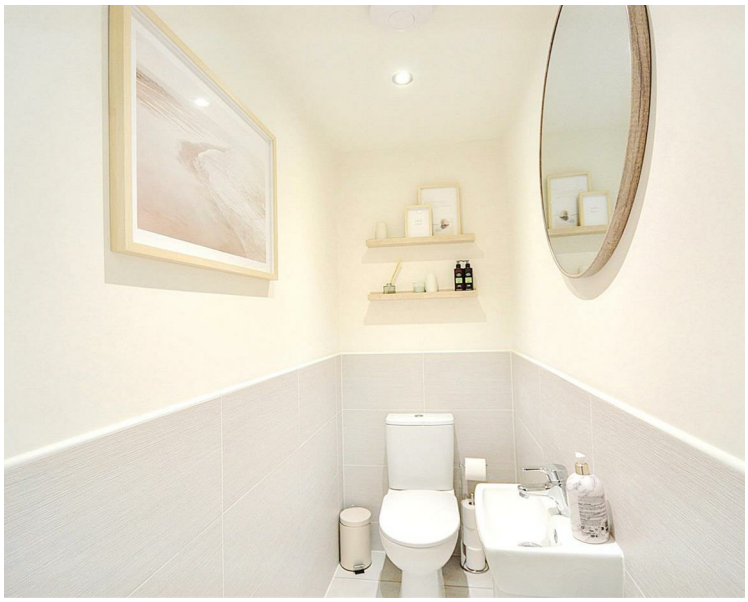
Front
With lawns, paved pathways, stocked border and side access to the rear garden via a wooden gate.

Rear
The enclosed south east facing rear garden offers paved pathways and patio areas, lawn, stocked shrub border, timber fence panelling and an external water connection.

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

Services
Mains gas, water, electricity and drainage.
Gas central heating.

Viewings
Strictly by appointment via the agent.



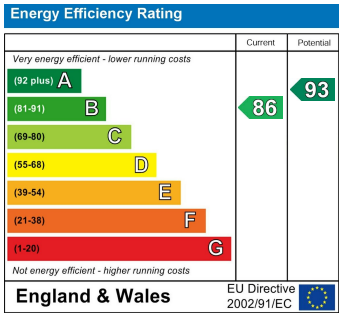
Approx Gross Internal Area
184 sq m / 1982 sq ft

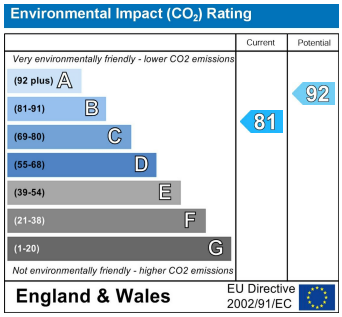
Ground Floor
Approx 79 sq m / 854 sq ft

First Floor
Approx 77 sq m / 826 sq ft

Garage
Approx 28 sq m / 303 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.





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