

**Tinsley
Garner**
independent property expertise



9, Saddler Avenue, Stone, ST15 8YH



Asking Price £510,000

A fabulous family home in a popular residential suburb on the southern outskirts of Stone. This beautifully presented property really does offer everything you need from a family house, featuring spacious living areas, super-stylish open plan kitchen / dining / family room and separate utility, complemented upstairs by an elegant sufficiency of four bedrooms, en-suite bathroom and family bathroom, both of which have been upgraded. Step outside and you will discover a large private garden plot with west facing rear garden which enjoys sun throughout the day into the evening and a large patio providing oodles of space for outdoor living. There is off road parking for 2/3 cars and a large two car garage. Great location within strolling distance of Little Stoke Cricket Club, the local shop and Three Crowns pub, and within walking distance of the town centre. The house is immaculate both inside and out and benefits from a modern central heating system and upvc double glazed windows.



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Enclosed Porch

Fully enclosed outer porch with upvc half glazed front door.

Entrance Hall

Bright & spacious reception hall with upvc half glazed inner door, oak wood effect flooring extending through to the kitchen, dining and family rooms. Turned staircase to the first floor landing. Radiator.

Cloakroom

White suite comprising; WC and pedestal basin. Wood effect floor. Radiator.

Lounge

Spacious triple aspect lounge with bay window to the front of the house, French door to the rear opening to the patio and two smaller windows to the side of the house. Inglenook with brick chimney breast, wooden mantle and raised quarry tile hearth with living flame effect stove. Installation for wall mounted TV. Two radiators.

Kitchen / Dining / Family Room

A superb open plan space for living, dining and entertaining. The kitchen features an extensive range of wall & base cupboards with painted Shaker style cabinet doors and coordinating white quartz effect work surfaces with inset 1½ bowl sink unit and chrome mixer tap. Stainless steel gas hob with matching extractor hood and built-under electric double oven. Housing for an American style fridge / freezer and plumbing for dish washer. Space for a dining table and adjoining sitting room with installation for wall mounted TV. French doors to the rear of the house and windows to the side and rear. Radiator.

Utility Room

The utility room is fitted with a range of wall & base cabinets matching the kitchen with work surface and sink unit. Plumbing for washing machine and space for a dryer, wall mounted gas fired combi boiler concealed in a wall cupboard. Wood effect floor. Window and door to the side of the house.

Landing

Part gallery landing with window to the front of the house. Airing cupboard.

Main Bedroom

Double bedroom with rear facing window. Radiator. Walk-thru dressing area with built-in wardrobe to one wall leading into the en-suite.

En-Suite Bathroom

Full en-suite bathroom featuring a stylish white suite comprising; bath with thermostatic shower over, pedestal basin & WC. Ceramic tile walls and wood effect floor. Chrome heated towel radiator. Window to the front of the house.

Bedroom 2

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

Bedroom 3

Generous single bedroom with built-in wardrobe, Window to the front of the house,. Radiator.

Bedroom 4

Generous single bedroom with rear facing window. Radiator.

Family Bathroom

Fitted with as stylish white suite comprising; bath with shower over, pedestal basin & WC. Ceramic wall tiling and wood effect floor. Chrome heated towel radiator. Window to the front of the house.

Outside

The house occupies a lovely position on the outskirts of this popular residential suburb on the southern outskirts of Stone, walking distance to Little Stoke Cricket Club and within easy reach of local amenities and Stone town centre. Block paved frontage with driveway parking for two cars combined with a detached double garage with motor operated door. The entrance to the garage has had the central pillar removed to create a more accessible garage space.

The house occupies a slightly elevated plot, set back from the road with planted borders at the front. Sunny west facing garden to the rear which is not directly overlooked with lawn area, extensive planted borders and large patio providing lots of space for outdoor living.

General Information

Services; Mains gas, electricity, water & drainage. Gas central heating.

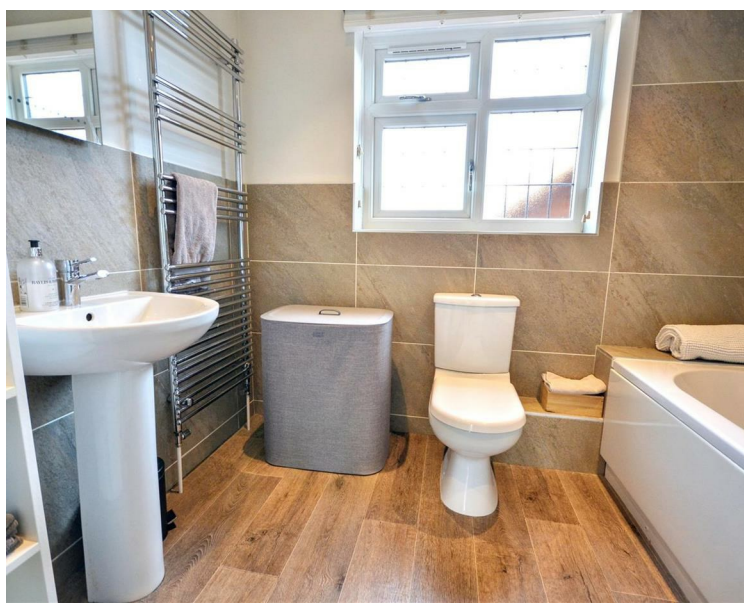
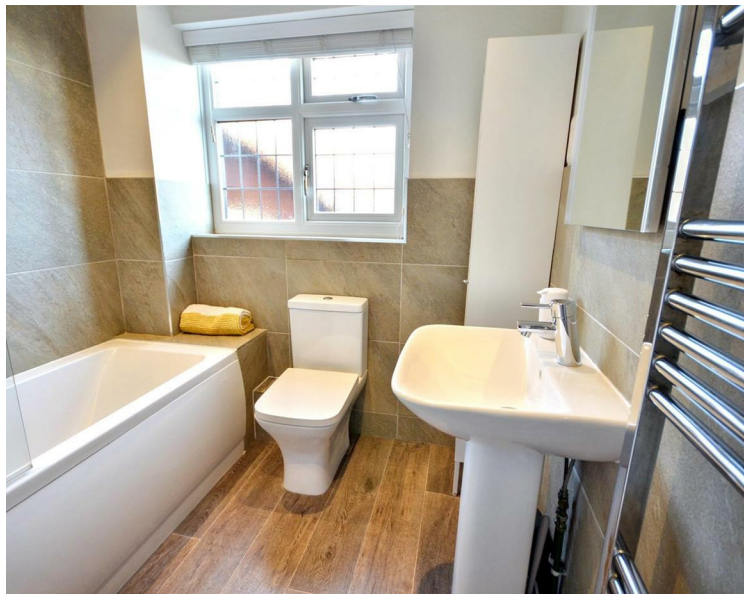
Council Tax Band F

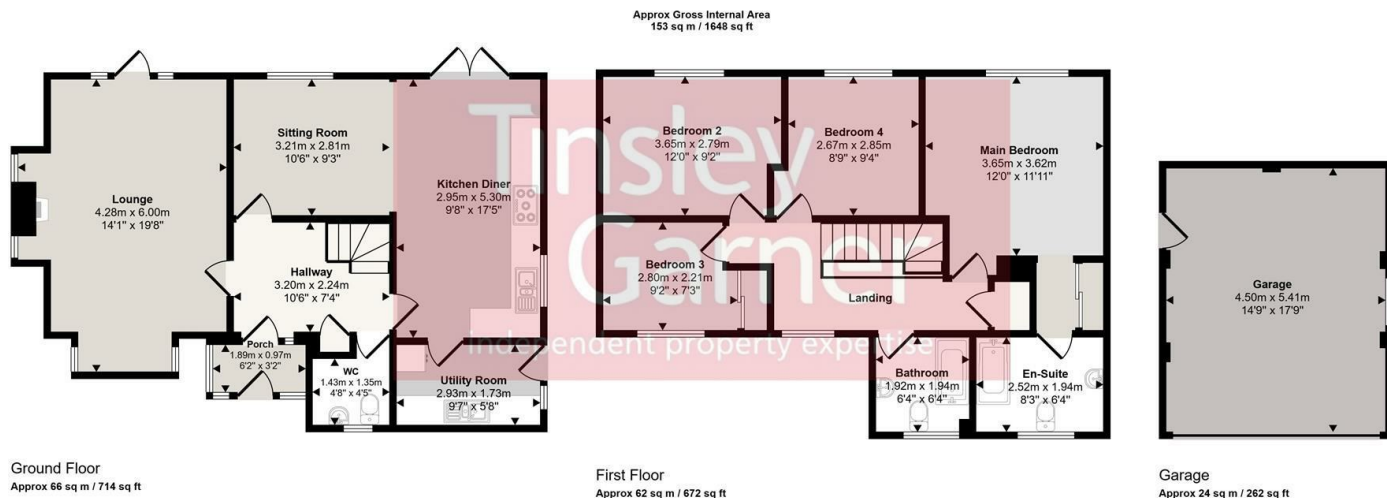
Tenure; freehold

Viewing by appointment

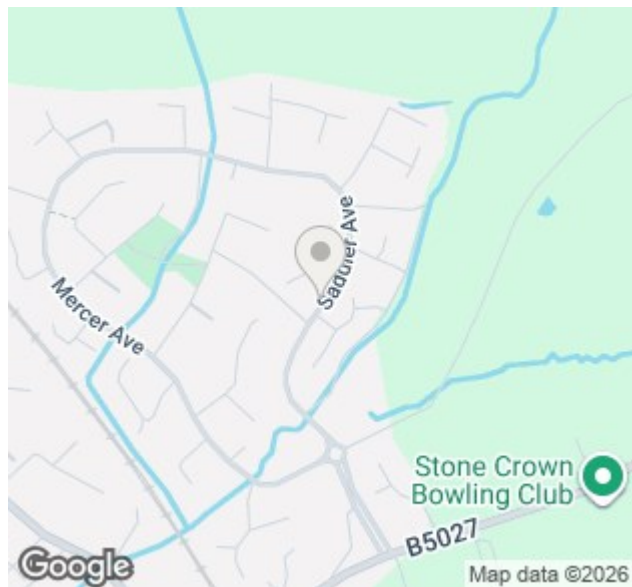
For sale by private treaty, subject to contract

Vacant possession on completion





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		
	73	78
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		
	69	69
England & Wales		
EU Directive 2002/91/EC		