



36, Kibblestone Road, Oulton, Stone, ST15 8UJ



Asking Price £650,000

A Stylish Village Bungalow with Views and Space to Match A luxurious detached bungalow in a sought-after village location just over a mile east of Stone, set within a generous mature plot with open views to the front. The property has been in the same ownership for many years and has been completely transformed to create a comfortable and stylish home. The accommodation is spacious and well-planned, with open-plan living areas that cater perfectly to modern life, together with three double bedrooms, an en-suite to the main bedroom and a family bathroom. Step outside and the appeal continues. The delightful private gardens provide oodles of space for outdoor living and enjoy distant views across the rooftops of Oulton. Tucked away in a quiet position on the edge of the village, the property is within strolling distance of the primary school, church and village pub – and for those who love the outdoors, the glorious Staffordshire countryside lies just beyond the garden gate.





#### Entrance Porch

Bright & welcoming reception area with part glazed composite front doors and tall window to the side. Wood effect floor and cloaks cupboard. Doors to the main bedroom suite and door through to the inner hall.

#### Inner hall

Spacious inner reception area which has oak wooden flooring which extends through to the lounge, cloaks cupboard and doors leading off to the kitchen, lounge and second and third bedrooms.

#### Cloaks & WC

Contemporary white suite comprising WC and vanity basin. Ceramic tile floor.

#### Lounge / Dining room

Oak-glazed double doors lead from the hall into a spacious open-plan sitting room, large enough to accommodate both comfortable living and a generous dining area. Wide French doors open directly onto the patio, seamlessly connecting the indoors with the garden, while a side window enhances the natural light. A brick-built chimney breast with oak mantle and raised hearth provides the perfect focal point, housing a cosy wood-burning stove.

#### Breakfast Kitchen

A stylish contemporary kitchen with space for casual dining. Featuring an extensive range of wall & base cupboards with high gloss cabinet doors, stainless steel handles and oak wood block work surfaces with inset Belfast ceramic sink unit. Inset dual fuel range cooker with extractor over, integrated microwave, fridge and freezer, plumbing for dish washer. Wood effect ceramic tile floor and part tiled walls. Space for a table. Front facing window with open views.

#### Snug

A cosy sitting area which adjoins the kitchen, with doors through to the lounge and window to the side overlooking the patio. small adjoining home office / study with front facing window.

#### Utility Room

Adjoins the kitchen with space for a washing machine and dryer and large built-in store cupboard.

#### Main Bedroom Suite

A large main bedroom with adjoining dressing room and en-suite bathroom. The bedroom has a front facing bow window looking out towards open countryside. Linen cupboard.

#### Closet

Walk-in closet with hanging space and shelving. Window to the side of the bungalow.

#### En-Suite

A stylish upgraded en-suite featuring a white free standing bathtub with bath filler and hand shower, walk-in shower with glass screen and thermostatic shower, vanity basin & WC. Ceramic wall tiling and shower wall panelling to the shower area, ceramic tile floor. Heated towel radiator. Window to the side of the bungalow.

#### Bedroom 2

Large double bedroom with windows to the rear and side overlooking the gardens & patio

#### Bedroom 3

Double bedroom with window to the side of the bungalow

#### Guest Bathroom

Stylish modern bathroom with suite comprising; free standing bathtub with chrome filler, walk-in wet room style shower enclosure with glass screen, vanity basin and fitted storage, WC. Ceramic tile floor and wall tiling to full height. Window to the side of the bungalow.

#### Outside

The property occupies a large plot fronting Kibblestone Stone, set in the most delightful warp-around gardens which enjoy privacy from neighbouring properties and sun through the day and into the evening. Extensive Indian stone patio to the rear and side, with sheltered covered sitting area for enjoying a glass of wine whilst watching the sunset. Lawn garden with extensive planted borders and a hidden kitchen garden at the rear. Raised rockery garden at the front with tall boundary wall.

The bungalow fronts Kibblestone Road and has a large resin bonded gravel providing parking for several cars, together with an attached garage with remotely operated roller shutter door.

#### General Information

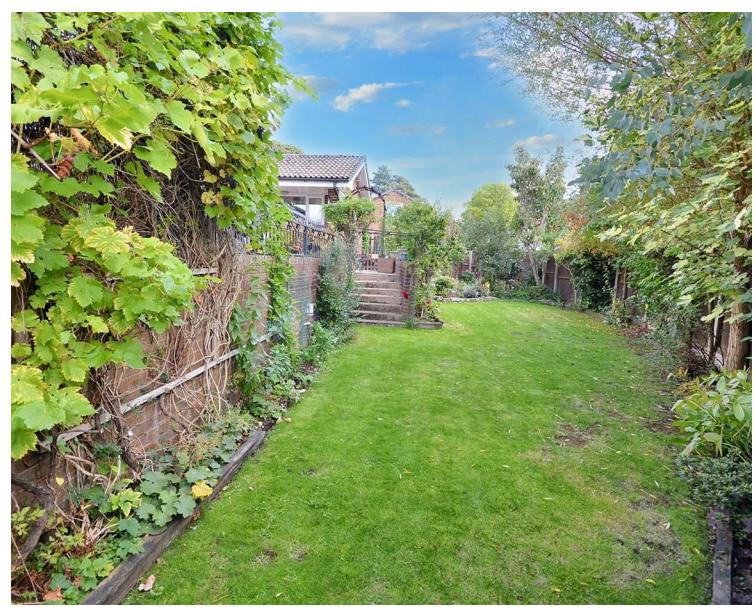
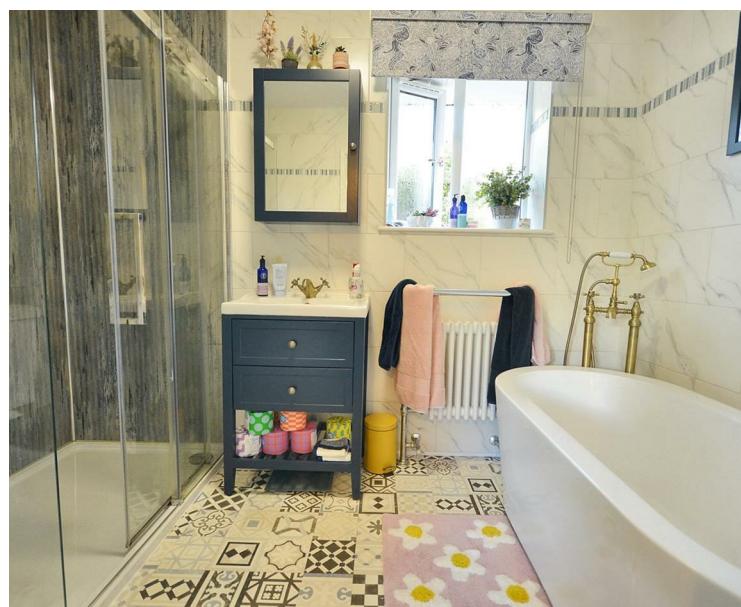
Services; Mains electricity, gas, water & drainage. Gas central heating. The domestic electricity is supplemented by solar panels

Tenure; Freehold

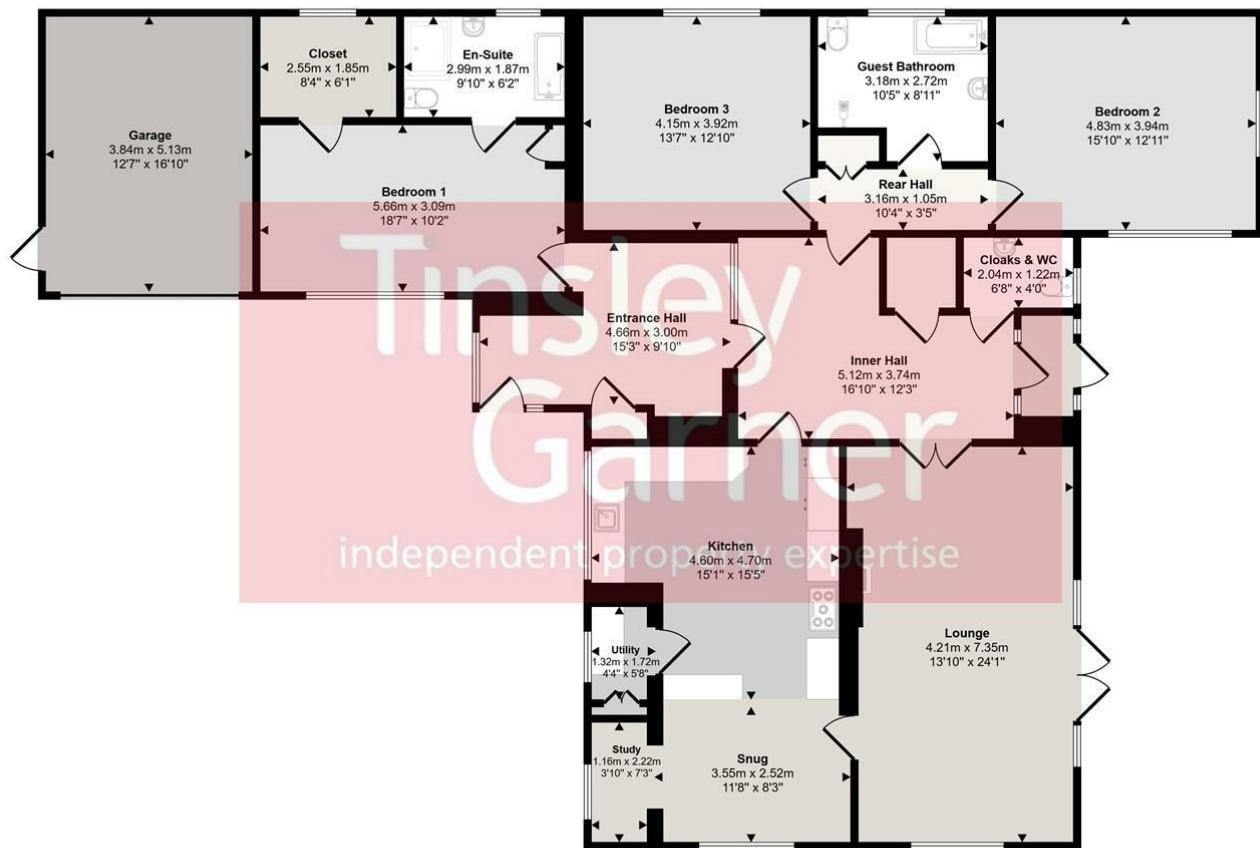
Council Tax Band E

Viewing by appointment

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



Approx Gross Internal Area  
207 sq m / 2229 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			
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		
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	