



Larchwood, Yarnfield Lane, Yarnfield, Stone, ST15 0NF



£485,000

An extended detached family home is set in a prime position within sought after Yarnfield village. The property boasts a generous size plot with oodles of off road parking before a detached double garage and offers well presented accommodation including: reception hall, guest cloakroom, living room, dining room / snug, breakfast kitchen and superb garden room with lantern roof that's just perfect for entertaining your friends and family in style. To the first floor there are five bedrooms and a family bathroom. Also benefitting from mature gardens both front and rear with a high level of privacy, uPVC double glazed windows and doors throughout plus gas combi central heating. This is a lovely family house in a peaceful village location just a few miles from Stone and close to commuter routes. Early viewing highly recommended.



01785 811 800

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



#### Reception Hall

A composite part obscure double glazed front door with side window opens to the hallway. With ceiling coving, oak finish laminate flooring, cloaks cupboard, central heating thermostat, radiator, doorways to the guest cloakroom, living room, dining room / snug, breakfast kitchen and access to the first floor stairs.

#### Guest Cloakroom

Fitted with a white suite comprising; WC and wall mounted wash hand basin with tiled splash-back and chrome mixer tap. Ceiling coving, uPVC obscure double glazed window to the side aspect, radiator and tiled floor.

#### Living Room

A spacious reception room offering two uPVC double glazed windows to the front and side elevations, marble fireplace with inset living flame gas fire, ceiling coving, three wall lights, radiator, carpet and TV connection.

#### Dining Room / Snug

With ceiling coving, window to the side aspect, radiator and carpet.

#### Breakfast Kitchen

Fitted with a range of white finish wall and floor units, contrasting marble effect work surfaces with inset composite 1½ bowl sink and drainer with chrome swan neck mixer tap. Recessed ceiling lights, uPVC double glazed window overlooking the rear garden, tiled floor, radiator, TV connection and archway to the garden room.

Appliances including: Smeg gas range cooker with glass splashback and stainless steel extractor hood and light above, integral dishwasher. Space for a freestanding upright fridge freezer.

#### Garden Room

A superb additional reception room simply made for entertaining friends and family in style. Offering a vaulted lantern roof, recessed ceiling lights, uPVC double glazed windows to the side and rear elevations plus French doors opening to the rear patio and garden, radiator and doorway to the integral double garage.

#### First Floor

##### Stairs & Landing

Traditional white painted spindle, newel post and banister stairs lead to the landing. With carpet throughout, ceiling coving, loft access and airing cupboard housing the wall mounted Worcester gas combi central heating boiler.

##### Bedroom One

Offering uPVC double glazed window to the front of the property, built-in wardrobes and storage to one wall, ceiling coving, radiator and carpet.

##### Bedroom Two

With uPVC double glazed window overlooking the rear garden, built-in wardrobes and storage to one wall, ceiling coving, radiator, carpet and TV connection.

##### Bedroom Three

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

##### Bedroom Four

With storage area, uPVC double glazed window overlooking the rear garden, ceiling coving, radiator and carpet.

##### Bedroom Five

Offering uPVC double glazed window to the side elevation, ceiling coving, radiator and carpet.

##### Family Bathroom

Fitted with a white suite comprising: roll-top claw foot bath with chrome showerhead mixer tap, low level push button WC, vanity wash hand basin with storage unit and chrome mixer tap, fully tiled shower enclosure with mains fed thermostatic shower system. Recessed ceiling lights, part tiled walls, chrome towel radiator, uPVC obscure double glazed windows to the side elevation, extractor fan and tiled floor.

##### Outside

The property is approached via a tarmac driveway providing generous off road parking before an integral double garage. The garage has an electric up and over roller panel door, uPVC double glazed windows to the side and rear aspects, power, lighting, internal door to the garden room, plumbing for a washing machine and space for additional appliances.

##### Front

With lawn aprons, cherry blossom tree, mature hedgerows and side access to the rear garden via a wood gateway.

##### Rear

The rear garden offers a high degree of privacy with Indian stone patio, mature hedgerows, gravelled and stocked borders, external water connection.

##### General Information

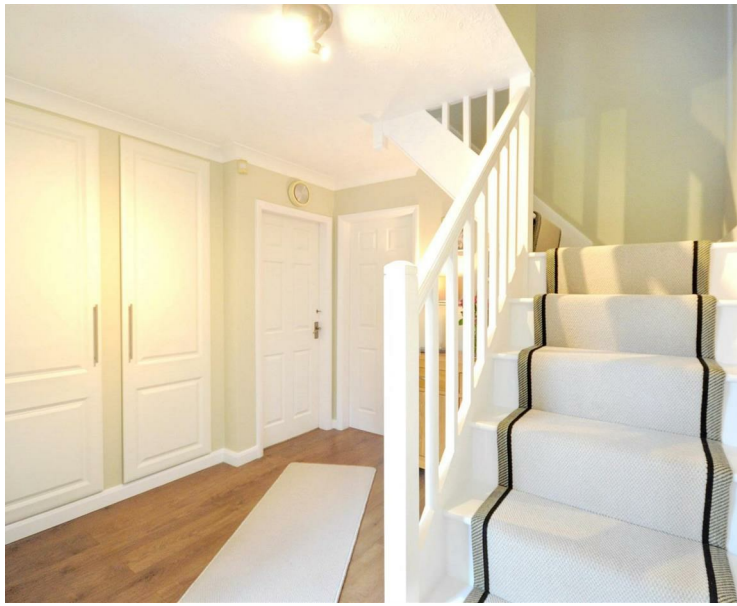
For sale by private treaty, subject to contract.  
Vacant possession on completion.

##### Services

Mains gas, water, electricity and drainage.  
Gas combi central heating.  
Council Tax Band E

##### Viewings

Strictly by appointment via the agent.



Approx Gross Internal Area  
170 sq m / 1832 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			
<b>England &amp; Wales</b>	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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		