



4, Lakesedge, Stone, ST15 0BF



Asking Price £625,000

A stylish converted former barn on a private gated development about 1 mile to the west of Stone. The Grain Store occupies arguably the prime position within the development, tucked away in a corner plot with wrap around south west facing gardens enjoying uninterrupted views across farmland to the rear. The house has been extensively remodelled and upgraded by the current owners, including new windows throughout and a fabulous open plan kitchen / living space creating a stylish family home which caters for every requirement of twenty-first century living. Lakesedge is a lovely environment, surrounded by countryside and enjoying its own private lake with barbeque and picnic area for the exclusive use of residents, and yet is only about 5 minutes drive from the hustle & bustle of Stone town centre. A truly lovely house in a unique setting. High EPC rating. Viewing essential.





Entrance Hall

Welcoming reception area with composite front door and two floor to ceiling windows, ceramic tile floor extending through to the family room and kitchen. Staircase to the first floor landing with storage cupboard below.

Cloakroom & WC

Contemporary style white suite with enclosed cistern WC and wash bowl on vanity base. Ceramic floor tiling. Chrome heated towel radiator.

Lounge

A lovely dual-aspect sitting room which enjoys views over the garden and farmland beyond. Window to the rear and two sets of French doors to the side opening directly onto a private raised wooden deck sitting area. Period style fireplace and hearth with flame effect fire and oak wooden floor throughout. TV aerial connection. Radiator.

Open Plan Kitchen / Dining / Family Room

A fabulous open plan living space which has been re-modelled by the present owner to create a fabulous room for all reasons! The kitchen features an extensive range of bespoke wall and base cupboards with painted traditional style cabinet doors and pure white quartz counter tops extending to a breakfast bar seating 4 people. Belfast ceramic sink unit with chrome mixer tap. Fitted appliances comprising; Stoves dual fuel range with glass splash panel and matching extractor hood, full integrated dishwasher, refrigerator, freezer and microwave. Front facing window and French doors to the rear opening to the patio.

Adjoining dining area and sitting area with installation for wall mounted TV. Two rear facing windows with open views across farmland. Two radiators.

Landing

Spacious open landing with window to the front of the house and skylight. Wooden floor.

Main Bedroom

With a view like this you may never want to get out of bed! A good size main bedroom which has a window to the rear of the house with panoramic south westerly views across Staffordshire. Wooden floor.

En-Suite Shower Room

With white suite comprising; bath, corner shower enclosure with glass screen and thermostatic shower, vanity basin, bidet & WC. Ceramic tile floor and wall tiling to full height. Skylight window. Radiator.

Bedroom 2

Double bedroom with skylight window to the rear, wooden floor. Radiator.

Bedroom 3

Double bedroom with two skylight windows. Wooden floor. Radiator.

Bedroom 4

Generous single bedroom with fitted wardrobes to the length of one wall. Two skylight windows. Wooden floor. Radiator.

Bathroom

With a white, traditional style suite comprising; bath, shower enclosure with glass screen and thermostatic shower, pedestal basin, bidet & WC. Ceramic wall tiling to full height and tiled floor. Skylight window. Radiator.

Outside

Lakes Edge is a private gated development in a courtyard of converted former farm buildings. Driveway with parking for 2 cars immediately to the front of the house and additional parking in the adjacent garage block with one covered and one open parking space.

The house is set in a large wrap-around garden enjoying an open aspect with far reaching views across farmland to the rear of the house. The gardens are mainly lawn with shrub borders raised deck area to the side of the house and plenty of space for outdoor living. The gardens enjoy total privacy from neighbouring houses. In addition, the Lakes Edge development enjoys communal garden with a small lake with seating area for the use of residents.

Location

Lakes Edge is located about one mile to the west of Stone off the B5026 Eccleshall Road. It is within walking distance of the (hidden) Moto motorway services where there is a M&S food hall and a variety of other retailers.

General Information

Services; Mains gas, electricity & water. Drainage is to a private sewerage system serving the whole development.

Tenure; Freehold

Service Charge £ 82.50 per calendar month covering maintenance of common areas, upkeep of gates and sewerage system.

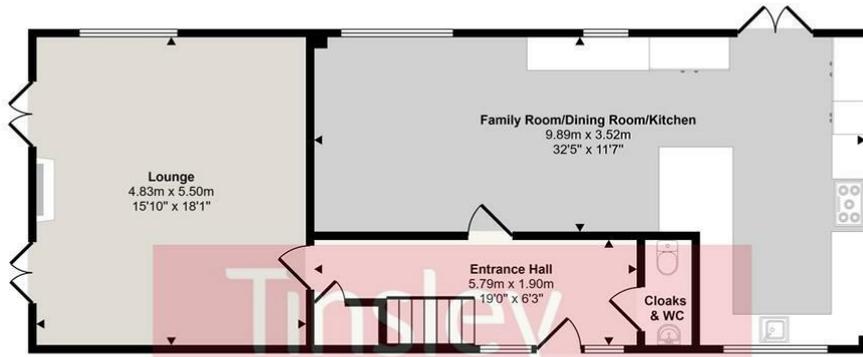
Council Tax band E - Stafford Borough Council

Viewing by appointment

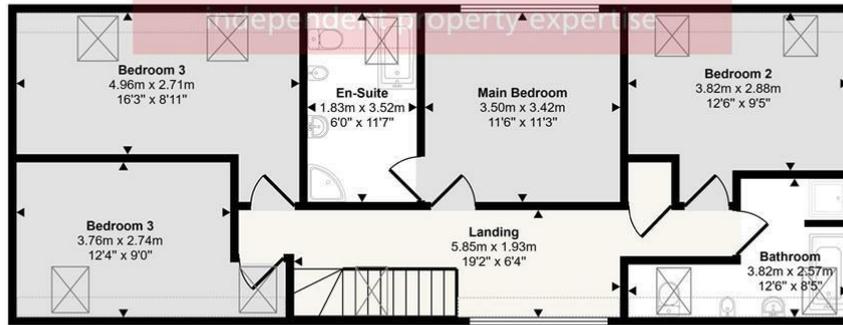
For sale by private treaty, subject to contract.
Vacant possession on completion.



Approx Gross Internal Area
165 sq m / 1777 sq ft



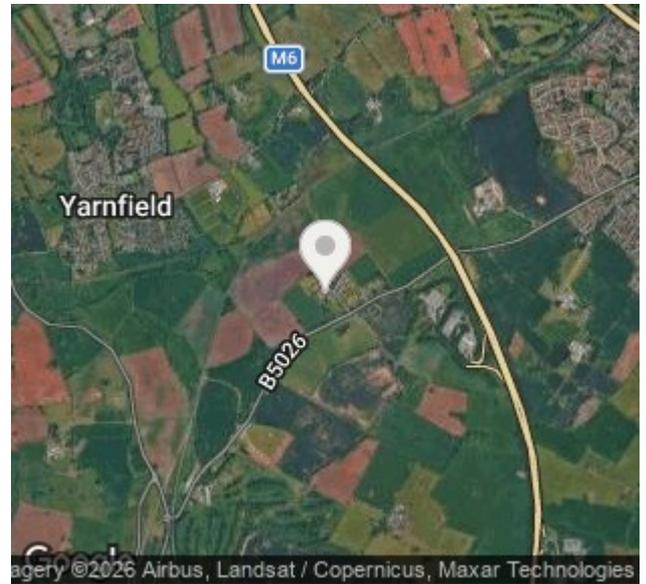
Ground Floor
Approx 83 sq m / 891 sq ft



First Floor
Approx 82 sq m / 885 sq ft

Denotes head height below 1.5m

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		83	86
	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			
England & Wales		81	81
	EU Directive 2002/91/EC		