Tinsley Garner
independent property expertise

11, The Lindens, Stone, ST15 0BD

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£285,000

A linked detached family home set in quiet cul-de-sac corner plot position on the popular 'Cherryfields' development. Approached via a private driveway providing off road parking before an integral garage and offering accommodation comprising: entrance hall, living room, kitchen diner, utility, three bedrooms and a family bathroom. Also benefitting from gas combi central heating, double glazing and a very good size enclosed rear garden. All of this a short distance from Stone town centre and conveniently located for quick access to commuter routes.
Early Viewing Essential

01785 811 800

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Entrance Hall
A uPVC part obscure double glazed front door with matching side window opens to the hallway. With cloaks cupboard, radiator, tiled floor and doorway to the living room.

Living Room
A spacious reception room offering a uPVC double glazed bay window to the front of the property, fire surround with cast iron style back, fire grate and slate hearth. Two wall lights, two radiators, wood finish laminate flooring, Virgin Media connection, doorway to the kitchen diner and stairs to the first floor.

Kitchen Diner
Fitted with a range of gloss black finish wall and floor units, oak effect work surfaces with matching upstands and inset stainless steel sink and drainer with chrome mixer tap. Larder cupboard, aluminium double glazed sliding door opening to the rear patio and garden, uPVC double glazed window to the rear aspect, wood finish laminate flooring, radiator and doorway to the utility.

Appliances include: electric range cooker with brick tile splash-back and extractor fan above, plumbing for a dishwasher and washing machine, space for an American style upright fridge freezer.

Utility
With tiled floor, plenty of space for additional appliances, doorway to the integral garage and uPVC part obscure double glazed external door to the rear garden.

First Floor

Stairs & Landing
With carpet throughout, uPVC double glazed window to the side elevation, storage area, loft access and airing cupboard housing the Worcester Greenstar 24i Junior gas combi central heating boiler.

Bedroom One
Offering a uPVC double glazed window to the front elevation, built-in wardrobe and storage, radiator and wood finish laminate flooring.

Bedroom Two
A second double bedroom with uPVC double glazed window overlooking the rear garden, radiator and wood finish laminate flooring.

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

Bathroom
Fitted with a modern white suite comprising; standard bath, panel and shower screen with chrome mixer tap and electric shower system above, pedestal wash hand basin with chrome taps, low level push button WC. Fully tiled walls, uPVC obscure double glazed window to the rear aspect, radiator and wood finish laminate flooring.

Outside
The property is approached via a tarmac driveway providing off road parking before an integral garage. The garage has a steel up and over door, power and lighting.

Front
With lawn, flowerbed and side access to the rear garden via a wrought iron gate and pathway.

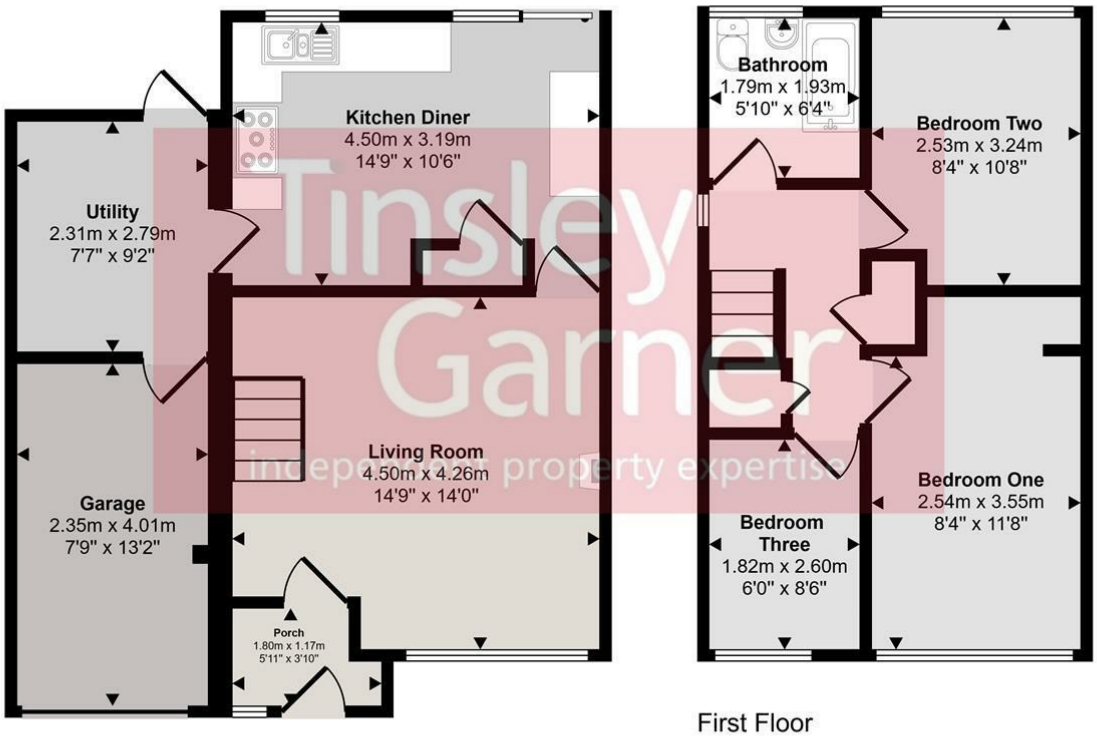
Rear
The enclosed good size rear garden offers block paved and timber decked patio areas, lawn, stocked flowerbed and timber fence panelling.

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

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

Viewings
Strictly by appointment via the agent.

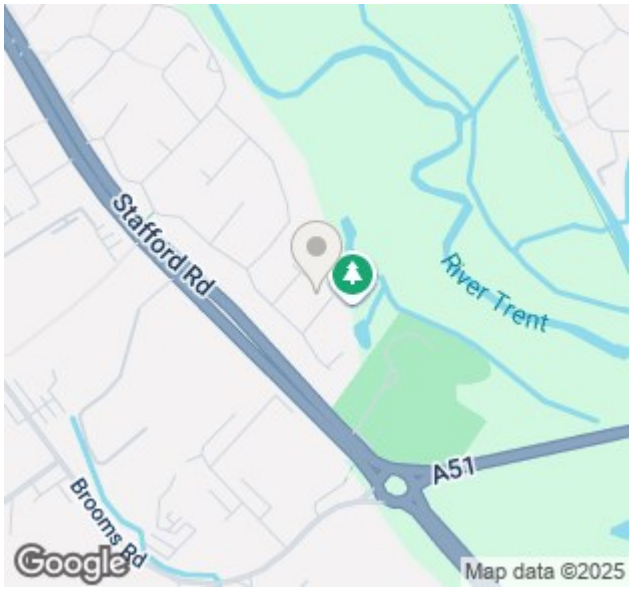
Approx Gross Internal Area
88 sq m / 946 sq ft

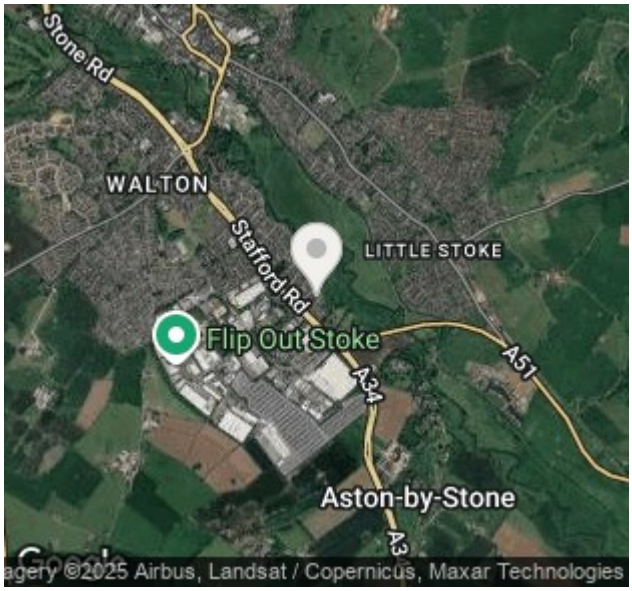


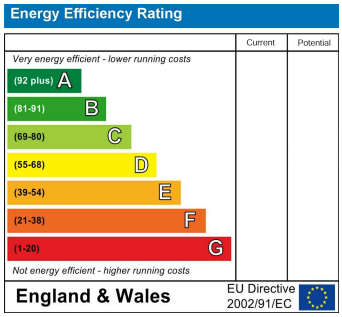
Ground Floor
Approx 53 sq m / 575 sq ft

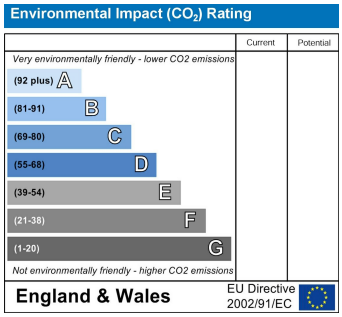
First Floor
Approx 35 sq m / 372 sq ft

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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