



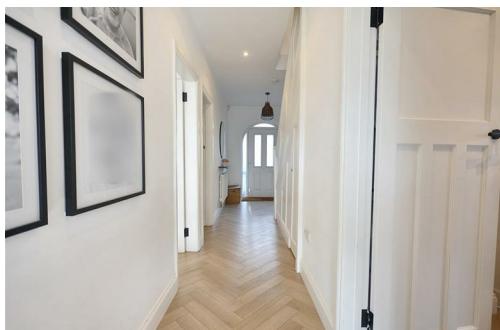
44, Mount Road, Stone, ST15 8LJ



Asking Price £495,000

Traditional 1930s Semi – With a Modern Twist. If you're looking for a traditional home reimagined for twenty-first century living, this stunning bay-fronted 1930s semi is the perfect fit. Extended, remodelled, and upgraded from the ground up by the present owners, it offers the timeless charm of a classic design combined with the comfort and functionality of a modern family home. The ground floor features a welcoming reception hall, a cosy sitting room, and a fabulous open-plan kitchen with adjoining family and dining areas – the ideal hub for everyday living and entertaining. A large utility room and downstairs cloakroom complete the practical layout. Upstairs, there are four bedrooms, including a main bedroom with en-suite shower room, along with a luxurious family bathroom. Outside, the property is set within lovely mature gardens, with plenty of space for outdoor living, garden office and a sunny south-west facing rear aspect. Perfectly positioned just moments from the Common Plot and railway station, and only a 10-minute walk into Stone town centre, this is a superb home in a prime location.





#### Entrance Hall

Spacious and welcoming reception area with composite part glazed front door in arched surround, herringbone pattern wood effect flooring which extends throughout the ground floor rooms. Stairs to the first floor landing with storage below. Internal door to the garage. Radiator.

#### Lounge

Good size sitting room with bay window to the front of the house. Chimney breast with period style fireplace, cast iron grate with decorative tile inset and open fire. Radiator.

#### Dining Room

Doors leads off the hall to the dining room which is open plan to the family room and kitchen, creating a seamless living & entertaining space. Chimney breast with faux fireplace and built-in storage to the chimney recess. Radiator.

#### Kitchen & Family Room

The kitchen and family room are an extension to the rear of the house featuring two lantern roof windows and sliding doors opening directly to the patio. The kitchen features an extensive range of wall & base cupboards with painted 'shaker' style cabinet doors and contrasting white quartz work surfaces with under set sink unit and chrome mixer tap. Waterfall island with integrated wine fridge, storage and breakfast bar seating two. Fitted appliances comprise; stainless steel 5 burner gas hob with concealed extractor, twin eye level ovens with warming drawer, fully integrated dish washer, full height refrigerator and freezer. Rear facing window overlooking the garden from the kitchen. Under floor heating throughout the kitchen and family room

Adjoining family room with seating area and installation for wall mounted TV.

#### Utility Room

The utility room features storage cabinets matching the kitchen with quartz work surface and Belfast sink unit. Door to the side of the house. Under floor heating.

#### Cloaks & WC

With white WC and vanity basin. Under floor heating.

#### Landing

Spacious landing with access hatch to fully boarded loft space and window to the side of the house. Radiator.

#### Main Bedroom

Spacious double bedroom with rear facing window and walk-in wardrobes to one wall. Radiator.

#### En-Suite Shower Room

White contemporary style suite featuring walk-in shower enclosure with glass screen and thermostatic shower, wash stand with basin & WC. Ceramic tile floor. Heated towel radiator.

#### Bedroom 2

Double bedroom with bay window to the front of the house enjoying views towards the Common Plot. Radiator.

#### Bedroom 3

Generous single bedroom with window to the front of the house. Radiator.

#### Bedroom 4

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

#### Family Bathroom

A luxurious family bathroom with contemporary white suite featuring; bathtub, vanity basin and WC complemented by a corner quadrant shower enclosure with glass screen and thermostatic shower. Wood effect flooring and part tiled walls. Heated towel radiator.

#### Outside

The house occupies a lovely plot with a large south west facing garden to the rear. The property is in a slightly elevated position with 3-tiered porcelain tile patio to the rear and steps leading onto the garden, external power sockets. The garden is mainly lawn, flanked by established trees and shrubs. Brick built summer house / garden office with light, power and a petite wood burning stove. The house is in a great location on the edge of Stone, close to the Common Plot, 5 minute from the railway station and a brisk 10 minute walk into the town centre.

Driveway parking for 2 cars and integral garage / store.

#### General Information

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

Council Tax Band C - Stafford Borough Council

Tenure; Freehold

Viewing by appointment

For sale by private treaty, subject to contract.

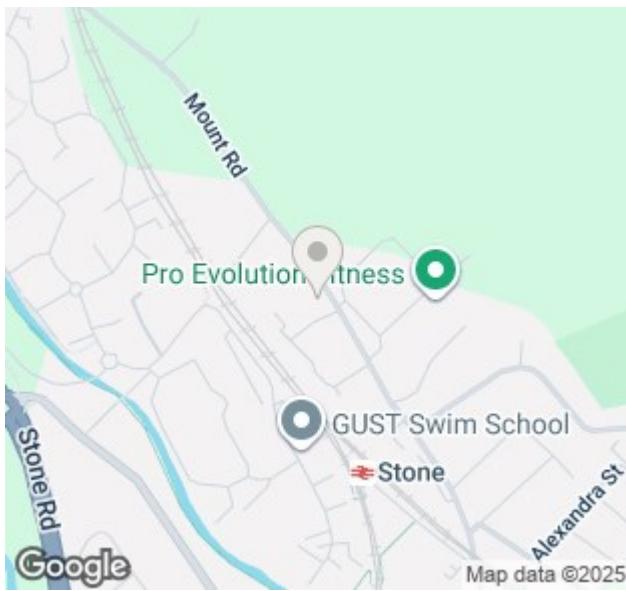
Vacant possession on completion



Approx Gross Internal Area  
171 sq m / 1836 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	62	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

England & Wales

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	55	69
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			

England & Wales