

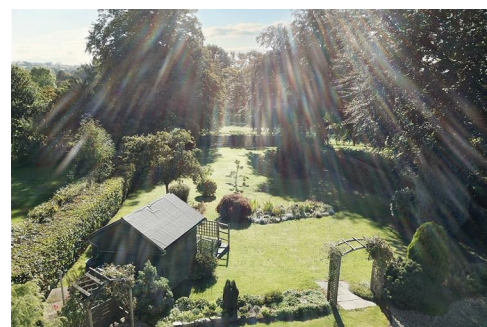


21, Rock Crescent, Oulton, Stone, ST15 8UH



Asking Price £485,000

A detached three-bedroom bungalow in one of the area's most popular and sought-after locations, set on the edge of Oulton village with open countryside views to the rear. Discreet from the outside, this home offers far more than appearances suggest, with well-proportioned accommodation comprising two reception rooms, a traditional-style kitchen, three double bedrooms, a full bathroom, and a guest WC. The gardens are a real highlight – beautifully kept and enjoying one of the finest aspects in the village, looking out over farmland towards the Moddershall Valley in the distance. Perfectly positioned right on the village edge, the property is just a short stroll from the primary school, village hall, and local pub, with wonderful countryside walks available directly from the doorstep.



01785 811 800

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



Porch
Fully enclosed porch with upvc double glazed outer door and windows.

Hall
Through hallway with doors to the living and bedroom accommodation and door to the rear patio.

Lounge
Spacious sitting room with rear facing bay window enjoying lovely views over the garden and door through to the dining room. Period style fireplace with living flame gas fire.

Dining Room
Reception room with rear facing window overlooking the garden.

Kitchen
The kitchen features a range of wall & base cupboards with traditional style wood effect cabinet doors and coordinating granite effect work surfaces with inset sink unit, and in addition there is a shelved pantry. Fitted appliances comprise; gas hob with extractor over, eye level electric double oven. Part ceramic tile walls and tiled floor. Window to the front of the bungalow.

Lobby
With large store cupboard and door leading through to the garage.

Main Bedroom
Spacious double bedroom which is at the rear of the bungalow with window overlooking the garden. Fitted wardrobes to two walls with matching dressing table, headboard and bedside cabinets.

Bedroom 2
Double bedroom with window to the front of the bungalow. Built-in wardrobe.

Bedroom 3
Double bedroom with window to the side of the bungalow. Built-in wardrobe.

Bathroom
The bathroom features a white suite comprising; Bath, corner shower enclosure with glass screen and thermostatic shower, vanity basin & WC. Ceramic tile floor and wall tiling to full height. Window to the side of the bungalow and chrome heated towel radiator.

Cloaks & WC
Suite comprising; WC and pedestal basin. Part tiled walls.

Outside
To the front there is a raised hard landscaped rockery garden with shrub planting and brick boundary wall. Block paved drive with parking for 1 / 2 cars and an attached single garage with

folding wooden doors. There is additional storage space to the side of the garage with space for bins and gate giving access through to the garden.

The rear garden is amazing, enjoying an open parkland aspect over farmland, with a backdrop of mature trees. Previous owners of the bungalow have acquired additional land which gives the property a significantly larger garden than neighbouring properties. The garden is mainly lawn with hedge boundaries and mature planted borders, several patio areas and oodles of space for outdoor living. Raised wooden deck immediately to the rear of the bungalow, wooden summer house, garden shed and covered log store. There is an undercroft to part of the property with external door at the rear.

General Information
Services; Mains gas, electricity, water & drainage. Gas central heating with radiators to all rooms.

Council Tax Band D

Tenure; Freehold

Viewing by appointment

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



Approx Gross Internal Area
126 sq m / 1358 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 Shappy 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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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