



6, Fairbanks Walk, Swynnerton, Stone, ST15 0PF



Asking Price £465,000

A beautifully crafted re-imagination of a suburban family home in one of Staffordshire's 'go to' village locations. This is a truly lovely house which has undergone a top to bottom renovation to create a thoroughly modern family home which caters for every requirement of modern family living. Offering spacious accommodation featuring a welcoming reception hall, sitting room with French doors to the gardens and dual sided wood burning stove, fabulous open plan dining kitchen and integral garage with potential to convert to additional living accommodation. Upstairs there is an elegant sufficiency of four bedrooms, en-suite shower room to the main bedroom and family bathroom. Step outside and you will discover a large sunny garden, plenty of parking and a detached single garage. Mature cul-de-sac location on the edge of the village, strolling distance to the fabulous pub, cricket club and church, whilst enjoying endless dog walking opportunities from the doorstep.





Entrance Hall

A welcoming reception area with oak effect Karndean flooring which extends through to the kitchen and dining area, oak staircase with glass balustrade. Composite part glazed front door. Radiator. Internal door to the integral garage.

Cloaks & WC

With white suite comprising; WC and hand basin. Part tile walls and Karndean oak effect floor. Window to the side of the house. Radiator.

Lounge

A bright & spacious sitting room with French doors to the rear opening to the patio. Chimney breast with raised hearth and dual sided wood burning stove facing into the lounge and adjacent dining area. Installation for wall mounted TV. Radiator.

Kitchen

A smart and stylish kitchen which features a range of painted Shaker style wall & base cabinets with contrasting white quartz work worktop and breakfast bar. Integrated appliances comprise; ceramic induction hob with extractor hood over, eye level electric double oven, fully integrated fridge, freezer, dish washer and wine cooler. Under set 1½ bowl sink unit. Karndean wood effect flooring extending through to the dining area. Windows to the front and side of the house.

Dining Area

Adjoins the kitchen with French doors to the rear opening to the patio, chimney breast with raised hearth and dual sided wood burning stove and installation for wall; mounted TV. Contemporary vertical radiator.

Garage / Utility

The integral garage has access from the hall and has plumbing for a washing machine and space for domestic appliances. Could easily be converted into additional accommodation if required.

Landing

Access hatch to loft space with pull down ladder.

Main Bedroom

Exceptionally spacious main bedroom with large window to the front of the house. Recess for wardrobes and installation for wall mounted TV. Radiator.

En-Suite Shower Room

Super stylish en-suite featuring a contemporary style suite with walk-in shower with thermostatic rain shower, vanity basin & enclosed cistern WC. Ceramic wall tiling to full height & tiled floor. Contemporary heated towel radiator. Window to the front of the house.

Bedroom 2

Spacious double bedroom with rear facing window. Radiator.

Bedroom 3

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

Bedroom 4

Generous size single bedroom with built-in wardrobe and window to the front of the house. Radiator.

Family Bathroom

Featuring a white, contemporary style suite with P-shape bath with glass screen and shower over, vanity basin & enclosed cistern WC. Ceramic wall tiling to full height and tiled floor. Contemporary heated towel radiator and window to the side of the house.

Outside

The house occupies a generous plot which is south facing and not overlooked from the rear. Driveway parking to the front and side of the house leading to a detached brick built single garage. In addition there is an integral single garage with electric roller shutter door which could easily be converted to additional accommodation. Lovely garden to the rear which is mainly lawn with paved patio area, planted borders and a sun-trap patio area to the rear of the garage. Perfectly located within strolling distance of the local pub, cricket club and church and enjoying endless dog walking opportunities right from the doorstep.

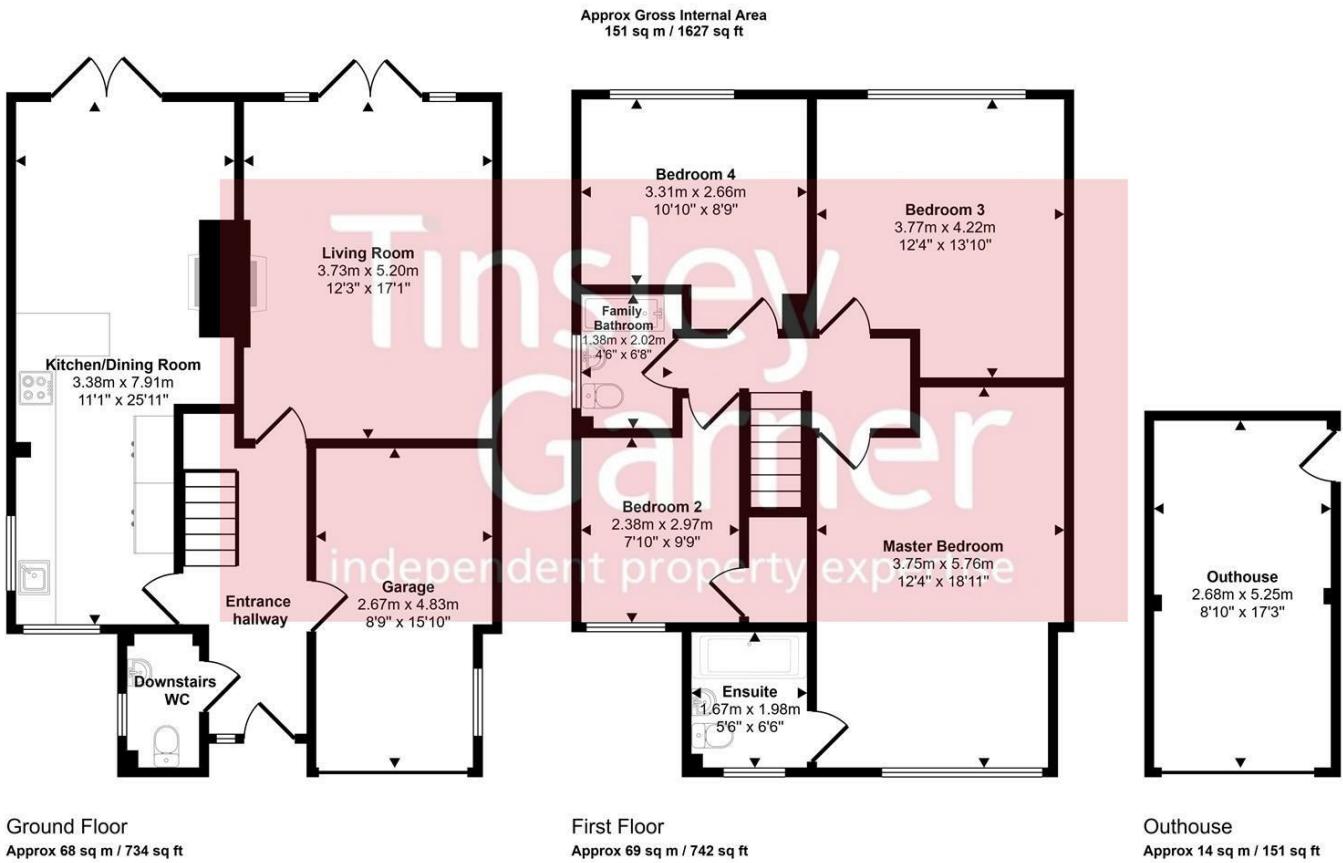
General Information

Services; Mains electricity, water & drainage. LP gas central heating. There is no mains gas in Swynnerton village.

Council Tax Band

Tenure; Freehold





Ground Floor
Approx 68 sq m / 734 sq ft

First Floor
Approx 69 sq m / 742 sq ft

Outhouse
Approx 14 sq m / 151 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			
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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	