Tinsley Garner
independent property expertise

11, Dewint Road, Stone, ST15 8NY

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£205,000

A modernised and very well presented mid-terrace family home. Offering spacious accommodation comprising: reception hall, living room, kitchen diner with integral appliances, guest cloakroom, three good size bedrooms and a family bathroom. Also benefitting from off street parking for two vehicles, uPVC double glazed windows and doors throughout, gas combi central heating and a delightful mature enclosed rear garden. Located in a quiet cul-de-sac position within walking distance of Stone town centre, local schools, amenities and with easy access to commuter routes.
NO UPWARD CHAIN - Early Viewing Essential

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Entrance Hall
A uPVC part obscure double glazed front door with matched side windows opens to the reception hall. With oak finish laminate flooring, radiator, doorways to the living room, kitchen diner and access to the first floor stairs.

Living Room
A spacious reception room offering a uPVC double glazed window to the front elevation, wall mounted remote control electric fire, oak finish laminate flooring, radiator and TV connection.

Kitchen Diner
A modern layout kitchen fitted with a range of cream finish wall and floor units, contrasting granite effect work surfaces with brick tile splash-backs and an inset composite 1½ bowl sink and drainer with mixer tap. Radiator, planked oak effect vinyl flooring, doorway to the guest cloakroom, uPVC double glazed window and external door opening to the rear patio and garden. Wall cupboard housing a Worcester Greenstar 4000 gas combi central heating boiler.

Appliances including: stainless steel gas hob with matching splash-back and extractor hood with light above, integral electric oven. Plumbing for a washing machine and space for an upright fridge freezer.

Guest Cloakroom
Fitted with a white suite comprising: low level push button WC, wall mounted corner wash hand basin with chrome taps. Radiator and planked oak effect vinyl flooring.

First Floor

Stairs & Landing
With carpet throughout and loft access.

Bedroom One
With two uPVC double glazed windows to the front aspect, radiator, carpet and BT Open Reach connection..

Bedroom Two
With radiator, carpet and two uPVC double glazed windows overlooking the rear garden.

Bedroom Three
A large single bedroom with two uPVC double glazed windows to the front of the property, radiator and carpet.

Family Bathroom
A modern bathroom fitted with a white suite comprising: 'P' shaped bath, panel and shower screen with chrome showerhead mixer tap, pedestal wash basin with chrome mixer tap, low level push button WC. Part tiled walls, two uPVC obscure double glazed windows to the rear aspect, chrome towel radiator and vinyl flooring.

Outside
The property is approached via a gravelled driveway providing off street parking for two cars.

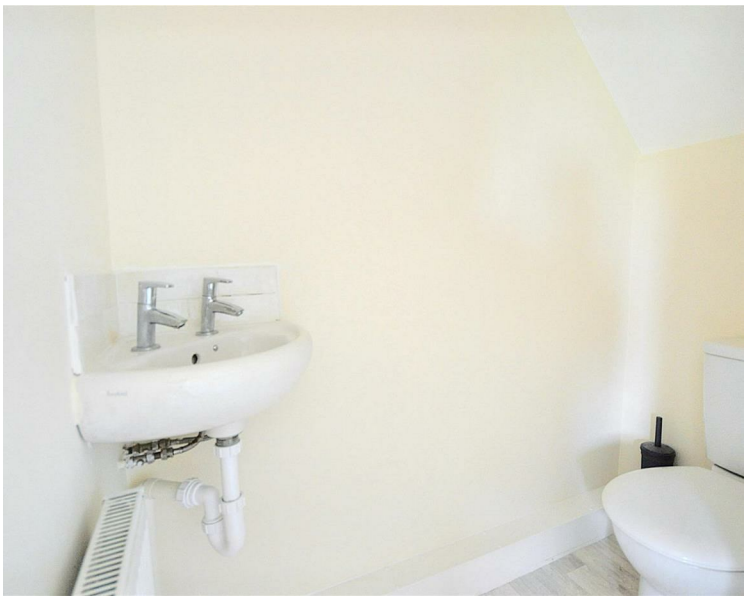
Front
With flowerbed and pathway to an open porch before the front door, there is side access to the rear garden via a wooden gate.

Rear Garden
The enclosed 50' rear garden offers a paved patio, pathways, mature hedgerow and trees, lawn, gravelled and stocked flowerbeds, timber fence panelling.

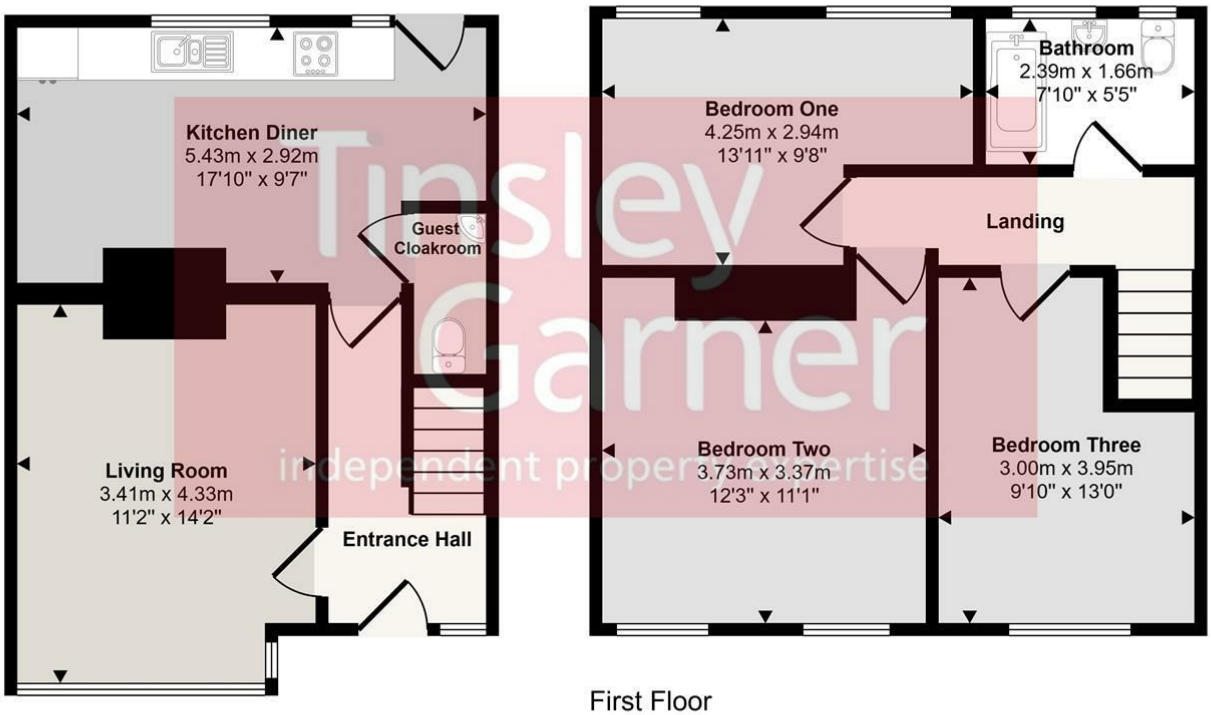
General Information
For sale by private treaty, subject to contract.
Vacant possession on completion.
Council Tax Band A

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

Viewings
Strictly by appointment via the agent



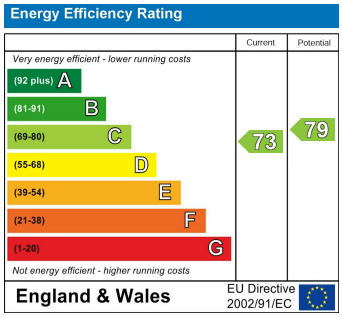
Approx Gross Internal Area
86 sq m / 921 sq ft

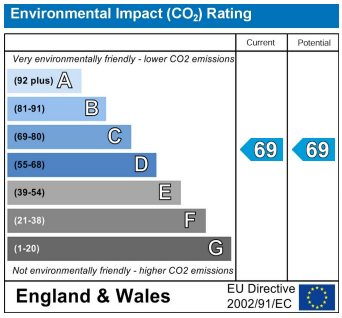


Ground Floor
Approx 38 sq m / 413 sq ft

First Floor
Approx 47 sq m / 508 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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