



9, Granville Terrace, Stone, ST15 8DF



£499,000

Victorian style in a fashionable location within easy strolling distance of Stone town centre. This very well presented traditional town house oozes charm and character with a number of period features and offers flexible accommodation comprising: reception hallway with original Minton tile floor, sitting room, dining room, morning room, breakfast kitchen, rear hall, guest cloakroom, large cellar, four double bedrooms and a family bathroom. Also benefitting from a delightful rear garden, gas combi central heating and a detached garage with rear lane access.

A lovely family home in one of the best addresses in Stone.

Early Viewing Essential - No Upward Chain





### Reception Hall

A lovely reception area which has its original Minton tile floor in fabulous condition, half glazed wooden front door with decorative leaded light panes and a transom light above. With panelled stairwell, ornate ceiling coving and archway, two radiators, alarm pad, doorways to the dining room, sitting room, morning room and cellar.

### Dining Room

A light and airy reception room with sash bay window to the front elevation, superb original marble fireplace with slate back, tiled hearth and open fire grate, ornate ceiling coving and rose, radiator and carpet.

### Sitting Room

Open plan to the dining room with decorative Adams style fire surround, ornate ceiling rose and coving, built-in storage to one alcove, radiator and carpet.

### Morning Room

A cosy additional living space which has two windows to the side of the house, an Adams style fire surround with cast iron grate and quarry tile hearth, decorative ceiling coving, radiator, carpet and doorway to the breakfast kitchen.

### Breakfast Kitchen

Fitted with a range of pine and wood effect door fronted wall and floor units, black marble effect work surfaces with inset ceramic 1 1/2 bowl sink and drainer with chrome mixer tap. Recessed ceiling lights, four windows to the side aspect, quarry tile split level floor, radiator and doorway to the rear hall.

Appliances include: electric induction hob and integral electric oven. Plumbing for a dishwasher and space for additional appliances.

### Rear Hall

With hardwood part glazed stable door opening to the side aspect, quarry tile floor, plumbing for a washing machine and space for a tumble dryer, doorway to the guest cloakroom.

### Guest Cloakroom

Fitted with a white suite comprising; WC and wall mounted corner wash hand basin with tiled splash-back and chrome taps. Obscure window to the rear elevation and quarry tile floor.

### Cellar

Brick steps lead down to a doorway opening to a large standing height cellar with brick stillages, fitted shelving, window, power and lighting

### First Floor

#### Stairs & Landing

Traditional white painted spindle, newel post and banister stairs lead to a galleried landing. With ornate ceiling coving, storage cupboard, radiator and carpet throughout.

### Bedroom One

Offering two sash windows to the front of the property, ceiling coving, two built-in wardrobes, radiator and carpet.

### Bedroom Two

With sash window overlooking the rear courtyard, ceiling coving, storage cupboard, wood effect laminate flooring and radiator.

### Bedroom Three

Offering a window to the side elevation, ceiling coving, storage cupboard, carpet and radiator.

### Family Bathroom

A modern bathroom fitted with a white suite comprising; WC, freestanding roll-top bath with Victorian style chrome showerhead mixer tap, vanity wash hand basin with storage unit and chrome mixer tap, fully tiled corner shower enclosure with mains twin head thermostatic shower system. Recessed ceiling lights, towel radiator, obscure window to the side of the property, tile effect vinyl flooring and airing cupboard housing a wall mounted Baxi Duo-Tec gas combi central heating boiler.

### Second Floor

#### Bedroom Four

A fourth double bedroom with vaulted ceiling, two Velux skylight windows, radiator and carpet.

### Outside

#### Front

With low boundary front wall, gravelled frontage and steps leading to an open porch with light before the front door.

#### Rear

The delightful rear garden offers Indian stone patio areas and pathways, a block paved courtyard, part walled and timber fence panel boundaries, mature trees, stocked flower beds and borders, access to a detached garage.

The garage has front and rear access doors, power and lighting.

### General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band E

No Upward Chain.

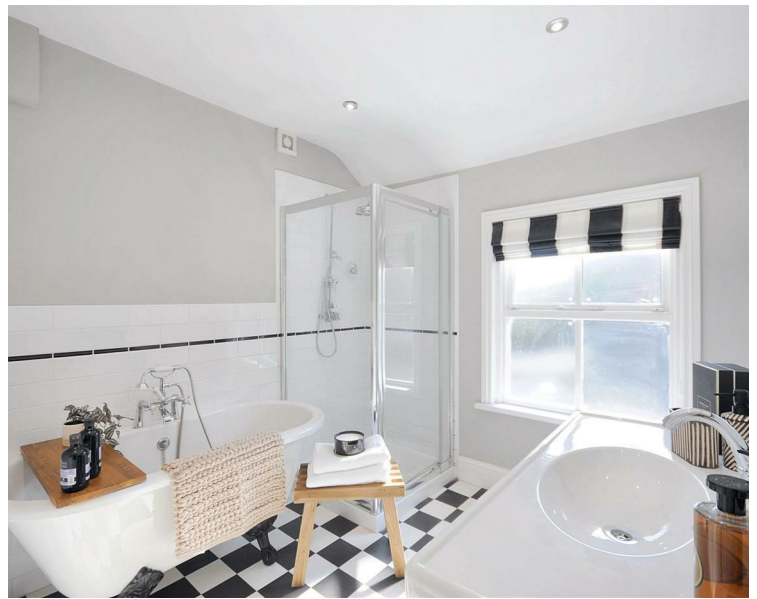
### Services

Mains gas, water, electricity & drainage.

Gas combi central heating.

### Viewings

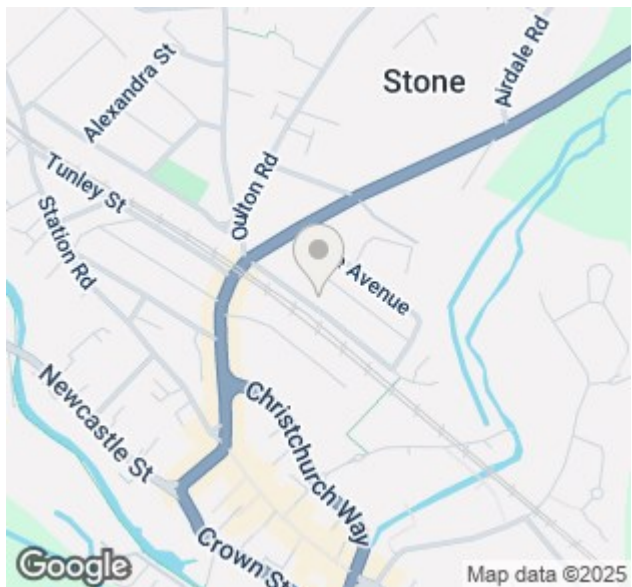
Strictly by appointment via the agent.



Approx Gross Internal Area  
188 sq m / 2028 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		59	74
(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 <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		39	55
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	