



1, Carey Close, Stone, ST15 0FB



**£359,950**

An immaculately presented modern detached family home located within a popular development on the outskirts of Stone. Offering spacious accommodation comprising; reception hallway, cosy living room, guest cloakroom, kitchen diner with integral appliances, separate utility, four bedrooms with ensuite shower room to the main bedroom and a family bathroom. The property is approached via a tarmac driveway providing ample off road parking before a single garage, also benefiting from an enclosed west facing private rear garden with hot tub. All of this conveniently located within easy reach of Stone town centre and commuter routes.

Early Viewing Essential.



**01785 811 800**

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





#### Entrance Hall

A composite part obscure double glazed front door opens to the reception hall. With scrubbed oak finish laminate flooring, radiator, under stairs storage cupboard, central heating thermostat, doorways to the living room, kitchen diner, guest cloakroom and access to the first floor stairs.

#### Living Room

A cosy reception room offering a uPVC double glazed bay window to the front elevation, radiator, scrubbed oak finish laminate flooring, Sky media connection and central heating thermostat.

#### Kitchen Diner

Fitted with a range of gloss white finish wall and floor units, contrasting work surfaces with matching upstands, inset 1½ bowl stainless steel sink and drainer with chrome showerhead mixer tap. Recessed ceiling lights, uPVC double glazed window and French doors opening to the rear patio and garden, radiator, tile effect vinyl flooring, TV connection and doorway to the utility. Wall cupboard housing a Baxi 800 gas combi central heating boiler.

Appliances include: stainless steel gas hob with stainless steel splash-back and extractor fan with light above, integral electric oven and dishwasher. Space for an upright fridge freezer.

#### Utility

Matched to the kitchen with a gloss white finish base unit and contrasting work surface with matching upstand. Tile effect vinyl flooring, extractor fan and plumbing for a washing machine.

#### Guest Cloakroom

Fitted with a white suite comprising; low level push button WC, pedestal wash hand basin with chrome taps and tiled splash-back. Radiator, extractor fan and tile effect vinyl flooring.

#### First Floor

##### Stairs & Landing

Traditional white painted spindle, newel post, and banister stairs lead to a galleried landing with carpet throughout and loft access.

##### Bedroom One

Offering a uPVC double glazed window overlooking the rear garden, fitted mirror sliding door double wardrobe, radiator. TV connection, carpet, and doorway to the ensuite shower room..

##### Ensuite Shower Room

Fitted with a white suite comprising; low level push button WC, pedestal wash hand basin with tiled splash-back and chrome taps, fully tiled shower enclosure with Triton T80 electric shower system. Recessed ceiling lights, radiator, extractor fan and tile effect vinyl flooring.

##### Bedroom Two

With uPVC double glazed window to the front aspect, radiator, radiator and carpet.

##### Bedroom Three

Offering uPVC rear aspect double glazed window, radiator and carpet.

##### Bedroom Four

Presently used as a study with uPVC double glazed window to the front of the property, carpet and radiator.

##### Bathroom

Fitted with a white suite comprising; standard bath, panel and shower screen with chrome taps and mains fed thermostatic shower system over, low level push button WC, pedestal wash hand basin with tiled splash-back and chrome taps. Recessed ceiling lights, part tiled walls, radiator, extractor fan and tile effect vinyl flooring.

##### Outside

The property is approached via a tarmac driveway providing ample off road parking before a single garage. The garage has a steel up & over door, composite side access door, lighting and power.

##### Front

With lawned apron to the front and side, gravelled flowerbed, hedgerow and paved pathway leading to an open pitched roof porch with coach light before the front door. There is side access to the rear garden via a wooden gate.

##### Rear

The west facing enclosed rear garden offers a lawn, patio and pathway, part walled and part timber fence panelled boundaries, external power and water connections, hot tub and garden shed.

##### General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band D

##### Services

Mains gas, water, electricity and drainage.

Gas combi central heating.

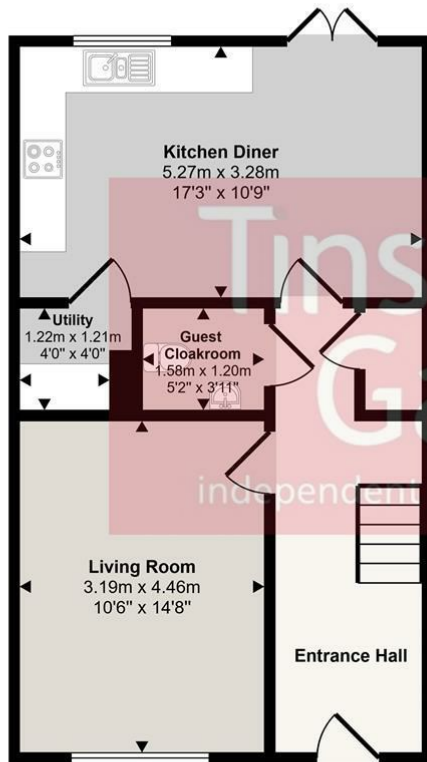
##### Viewings

Strictly by appointment via the agent.

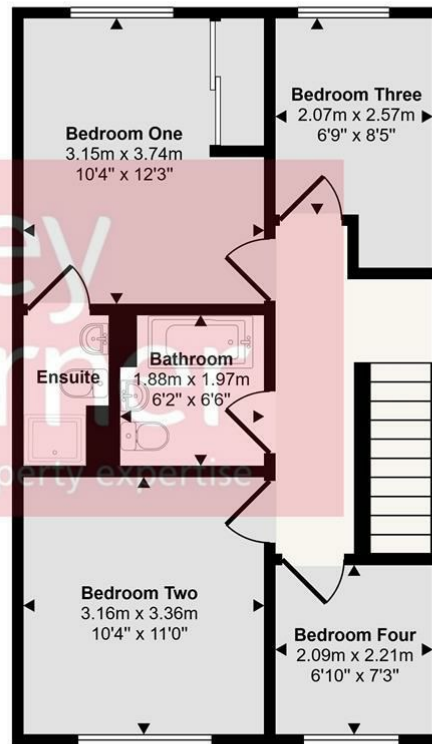




Approx Gross Internal Area  
99 sq m / 1065 sq ft

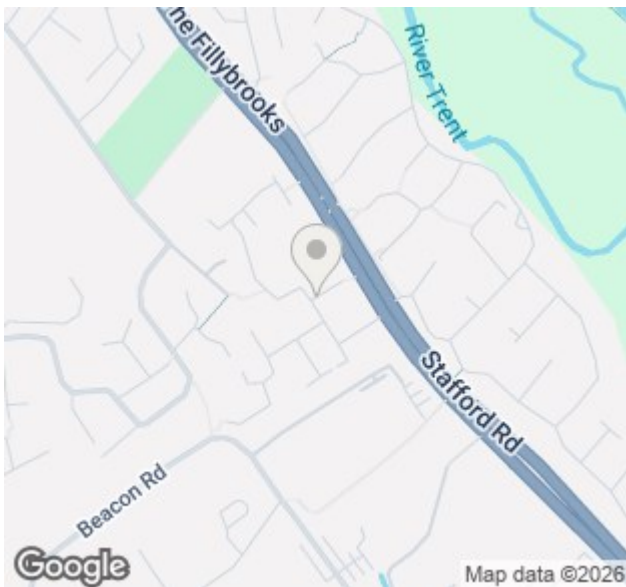



Ground Floor  
Approx 49 sq m / 523 sq ft



First Floor  
Approx 50 sq m / 541 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			93
(81-91) B			
(69-80) C		83	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC