



13, Elmhurst Way, Stone, ST15 8EY



£650,000

An immaculate executive detached family home located in without question one of the best addresses in Stone. Built to a high specification by Kendrick Homes and tastefully appointed by the current owners. With accommodation comprising: reception hallway, guest cloakroom, spacious living room, superb dining kitchen, separate utility, five bedrooms with an en-suite shower room to the master bedroom, and family bathroom. The property is approached via a block paved driveway providing off road parking before an integral double garage, also to benefitting from a good size sunny aspect enclosed rear garden. A lovely house in a first class location - Viewing highly recommended.



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



### Reception Hallway

A composite part obscure double glazed front door opens to the welcoming reception hallway. With recessed ceiling lights and coving, radiator with ornate surround, large cloaks cupboard, alarm pad, and planked scrubbed oak finish laminate flooring. Access to the guest cloakroom, living room, kitchen diner and the first floor stairs.

### Guest Cloakroom

Fitted with white suite comprising: inset low level push button WC, vanity wash hand basin with chrome mixer tap and tiled splash-back. Recessed ceiling lights, chrome towel radiator, extractor fan and planked scrubbed oak finish laminate flooring.

### Living Room

A spacious, light and airy reception room offering a Upvc double glazed bay window to the front of the property, French doors with side windows opening to the rear patio and garden, ceiling coving, two radiators, two TV connections and planked scrubbed oak finish laminate flooring.

### Kitchen Diner

An impressive kitchen fitted with an extensive range of ivory and anthracite finish wall, floor and island units. With under wall unit lighting, coordinated granite work surfaces, matching upstands, underset stainless steel 1½ bowl sink with chrome swan neck mixer tap. Upvc double glazed window and French doors opening to the rear patio and garden, recessed ceiling lights, radiator and planked scrubbed oak finish laminate flooring. Appliances including: 5 ring gas hob with stainless steel and glass extractor hood and light over, integral double electric oven, microwave and dishwasher. Space for an American style upright fridge freezer. Doorway to the utility.

### Utility

Matched to the kitchen with ivory finish wall and floor units, coordinated granite effect work surface and upstands with an inset stainless steel sink and drainer with chrome neck mixer. Planked scrubbed oak finish laminate flooring, recessed ceiling lights, Upvc part obscure double glazed door opening to the rear patio and garden, window to the side aspect, radiator with ornate surround, extractor fan and doorway to the integral double garage. Wall mounted Login System 18 gas central heating boiler and plumbing for a washing machine.

### First Floor

#### Stairs & Landing

With carpet throughout, galleried landing, radiator, loft access and large airing cupboard housing the water storage system.

#### Master Bedroom

A spacious master bedroom offering built-in wardrobes and storage, Upvc double glazed window to the front of the property, radiator, carpet, TV connection and doorway to the en-suite shower room.

#### En-suite Shower Room

Fitted with a white suite comprising: inset low level push button WC, vanity wash hand basin with chrome mixer tap and 1200mm shower enclosure with mains fed thermostatic shower system. Part tiled

walls, recessed ceiling lights, chrome towel radiator, Upvc obscure double glazed window to the front elevation, extractor fan, shaver point and vinyl tiled floor.

#### Bedroom Two

With Upvc double glazed window to the front aspect, built-in wardrobes and storage, TV connection, carpet and radiator.

#### Bedroom Three

Offering a Upvc double glazed window to the rear aspect, built-in wardrobes and storage, TV connection, carpet and radiator.

#### Bedroom Four

With Upvc double glazed window overlooking the rear garden, carpet and radiator.

#### Bedroom Five

Presently used as a reading room with a rear aspect Upvc double glazed window, carpet and radiator.

### Family Bathroom

Fitted with white suite comprising: standard bath and panel with chrome mixer tap, inset low level push button WC, vanity wash hand basin with chrome mixer tap and corner shower enclosure with mains fed thermostatic shower system. Recessed ceiling lights, extractor fan, part tiled walls, tiled floor, Upvc obscure double glazed window to the side elevation, chrome towel radiator and shaver point.

### Outside

#### Front

The property is approached via a block paved driveway providing off road parking before an integral double garage. The garage has a steel electric up and over door, power and lighting.

The front garden has lawn areas, a gravelled stocked flower bed and mature hedgerow. There is side access via a wooden gate to the rear garden.

#### Rear

The sunny aspect enclosed rear garden offers plenty of entertaining space for friends and family, with mature trees and shrubs, a large paved patio and timber fence panelling.

### General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band F

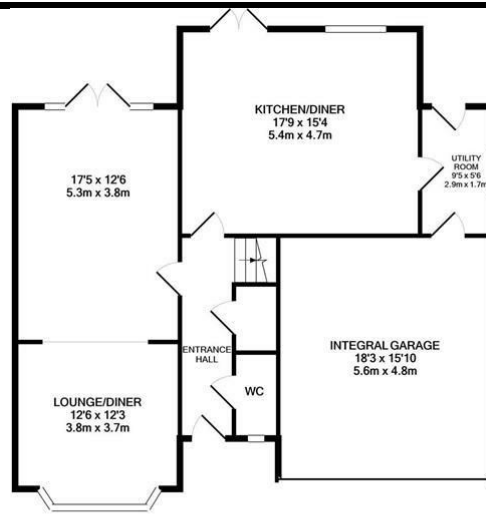
### Services

Mains gas, water, electricity & drainage.

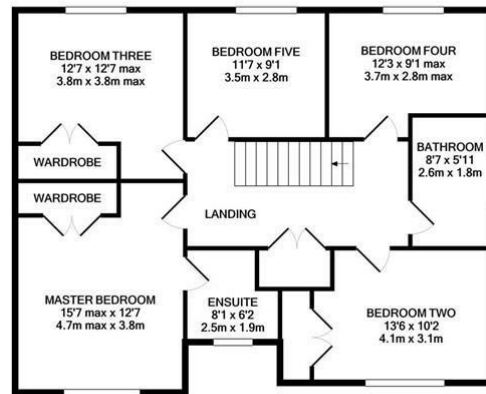
### Viewings

Strictly by appointment via the agent.

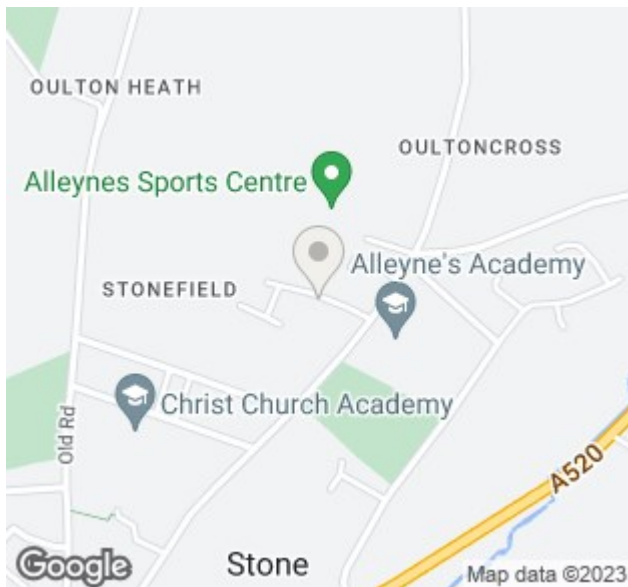




GROUND FLOOR



1ST FLOOR



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         | 92        |
| (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 <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         | 92        |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       | 81      |           |
| (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                                         |         |           |