



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



**£625,000**

An extended, high specification, detached family home nestled in a large plot and boasting arguably the best open aspect rear view within Swynnerton village. Offering flexible and spacious accommodation comprising: entrance hall, living room, study, family room / gym, superb open plan kitchen diner, separate utility, guest cloakroom, five double bedrooms, two with walk-in wardrobes, ensuite to the main bedroom and a family bathroom. The property is approached via a tarmac driveway providing generous off road parking before an integral double garage, with mature gardens to both front and rear providing oodles of space for outdoor living with friends and family. Swynnerton is a pretty village located less than ten minutes drive from Stone and is easily accessible to Stafford, Eccleshall & The Potteries. Seeing is believing, early viewing essential - NO UPWARD CHAIN



**01785 811 800**

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



#### Reception Hall

A composite part obscure double glazed front door with matching side window opens to the hallway. With ceiling coving, planked oak finish porcelain tiled floor, radiator, BT Open Reach connection, doorways to the living room, study, kitchen diner, guest cloakroom and access to the first floor stairs.

#### Living Room

A cosy reception room offering ceiling coving, uPVC double glazed sliding door opening to the rear patio and garden, feature brick lined fireplace opening with oak mantle, slate hearth and inset double sided wood burning stove. Radiator, oak finish laminate flooring, TV connection and doorway to the family room /gym.

#### Family Room / Gym

Offering two uPVC double glazed sliding doors with side windows opening to the rear patio and garden, recessed ceiling lights, vertical radiator and doorway to the integral double garage.

#### Study

With built-in storage to one wall, uPVC double glazed bay window to the front of the property, further window to the side aspect, ceiling coving, radiator and oak parquet finish laminate flooring.

#### Kitchen Diner

A superb kitchen diner, simply perfect for entertaining friend and family in style. The kitchen is fitted with a range of blue finish wall, floor and island units, quartz work surface with matching upstand and underset 1 1/2 bowl sink with brushed chrome swan neck mixer tap, bespoke copper island work surface. Aluminium powder coated bi-fold doors opening to the rear patio and garden, four uPVC double glazed window to the front, side and rear aspects, recessed ceiling lighting, brick lined fireplace opening with oak mantle, slate hearth and inset double sided wood burning stove, planked oak finish porcelain tiled floor with under floor heating, under stairs storage cupboard and doorway to the utility.

Appliances including: electric induction ceramic hob, extractor fan, two integral electric ovens, integral dishwasher, space and plumbing for a freestanding upright American style fridge freezer.

#### Utility

Fitted with light grey finish wall and floor units, contrasting work surface, inset composite sink and drainer with chrome mixer tap. Planked oak finish porcelain tiled floor, uPVC double glazed window to the front of the property and external door to the side aspect.

Plumbing for a washing machine and space for a tumble dryer.

#### Guest Cloakroom

Fitted with white suite comprising: inset low level push button WC and vanity wash hand basin with storage unit and chrome mixer tap. Brick tile walls, uPVC obscure double glazed window to the side elevation, chrome towel radiator and planked oak finish porcelain tiled floor.

#### First Floor

##### Stairs & Landing

With carpet throughout, storage cupboard, loft access and airing cupboard housing the hot water storage system. The loft has a drop down ladder, light and is boarded for storage purposes.

##### Bedroom One

Offering feature wall panelling, walk-in wardrobes and storage, uPVC double glazed window to the front elevation, storage cupboard, radiator, carpet and doorway to the ensuite shower room,

##### Ensuite Shower Room

Fitted with a white suite comprising: inset low level push button WC, vanity wash hand basin with storage unit and chrome mixer tap, oversize shower enclosure with Mira Azora electric shower system. Recessed ceiling lights, fully tiled walls and floor, uPVC obscure double glazed window to the front aspect, extractor fan and radiator.

##### Bedroom Two

Offering uPVC double glazed French doors and side windows opening to a Juliet balcony enjoying a far reaching view across the rear garden and open countryside beyond. With recessed ceiling lights, radiator, carpet and doorway to the dressing room, the dressing room has recessed ceiling lights, carpet and loft access.

##### Bedroom Three

With uPVC double glazed window overlooking the rear garden, built-in mirror sliding door wardrobes and storage, radiator and carpet.

##### Bedroom Four

Offering uPVC double glazed window to the rear of the property, carpet and radiator.

##### Bedroom Five

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

##### Family Bathroom

Fitted with a white suite comprising: bath and panel with chrome mixer tap, low level push button WC, vanity wash hand basin with storage unit and chrome mixer tap, walk-in oversize shower enclosure with Mira Decor electric twin head shower system. Recessed ceiling lights, fully tiled walls and floor, uPVC obscure double glazed window to the front aspect, extractor fan and towel radiator.

##### Outside

The property is approached via a tarmac driveway providing extensive off road parking before a detached double garage. The garage has an electric roller shutter door, power, lighting, uPVC side access door, loft storage and a floor mounted oil fired central heating boiler.

##### Front

With paved pathways, lawn, mature hedgerows, gravelled and stocked flowerbeds, timber fence panelling and dual access to the side and rear gardens via wooden gates.

##### Rear & Side Gardens

The delightful, enclosed and private gardens boast an enviable far reaching open aspect. With rolling lawn, Indian stone patio and pathways, raised timber sleeper flowerbed and vegetable patches, mature hedgerows and trees, stocked borders, external power and water connections, large wood store and greenhouse.

##### General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band E

No upward chain

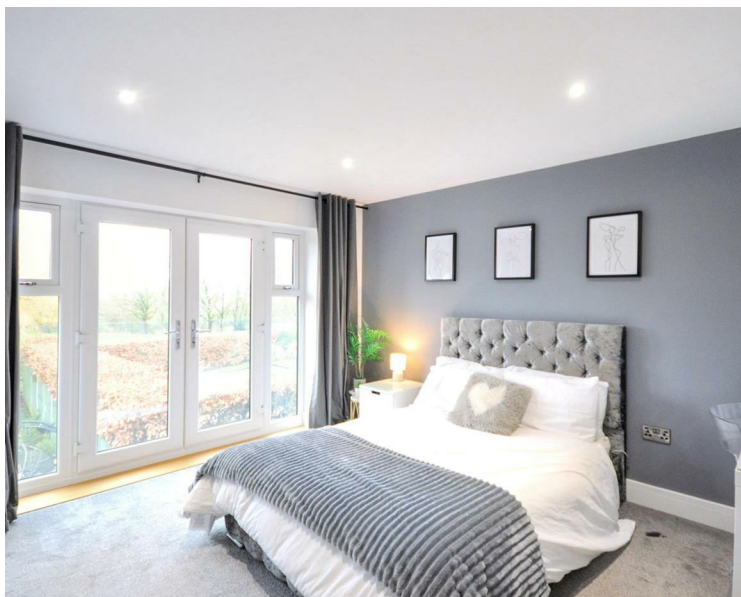
##### Services

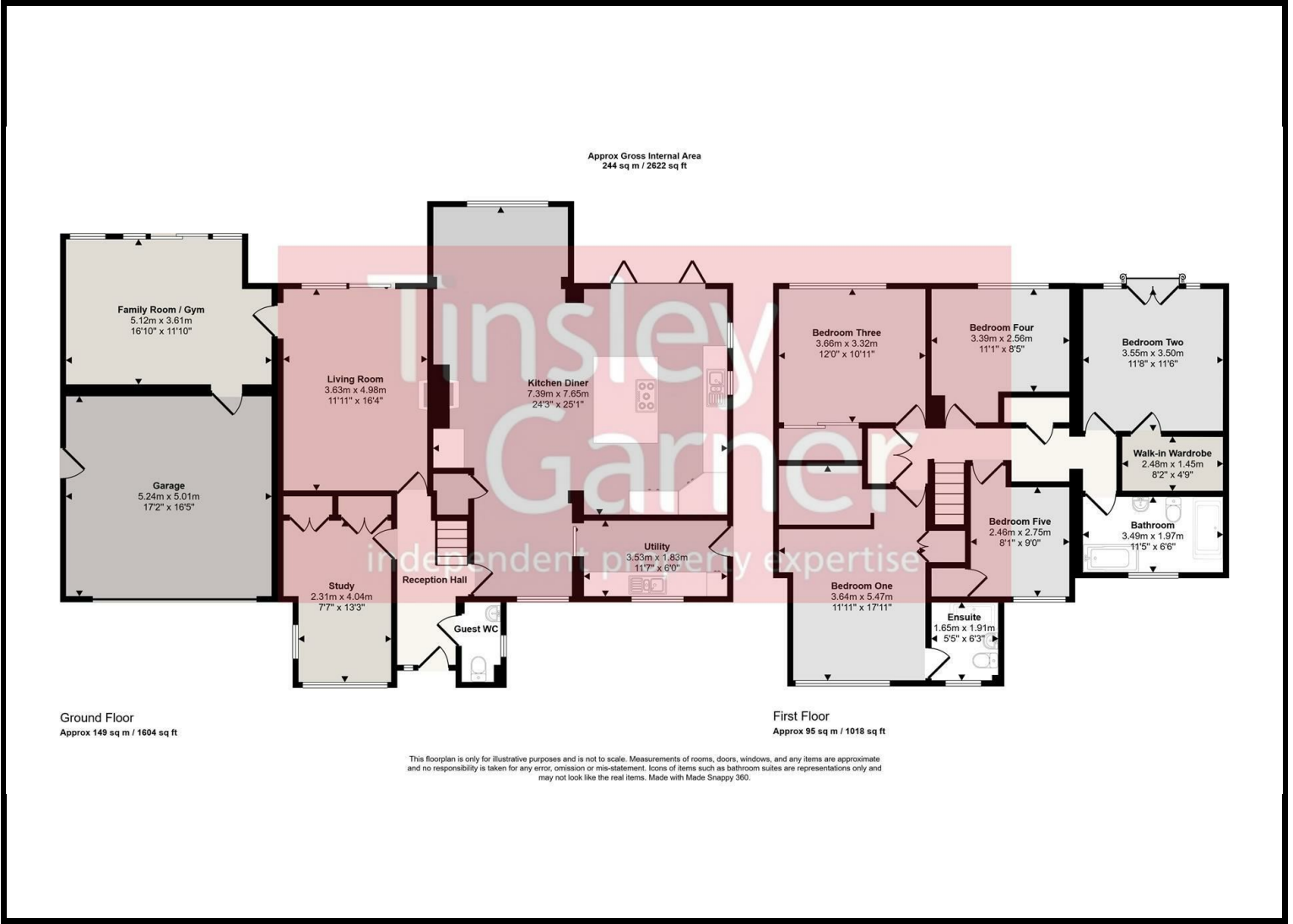
Mains water, electricity and drainage.

Oil fired central heating

##### Viewings

Strictly by appointment via the agent.





| 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 |         |           |
|                                             | 67      | 71        |
| 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                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
|                                                                 | 55      | 55        |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |