



6, Augustine Close, Stone, ST15 8XX



£390,000

An immaculately presented family home in one of Stone's prettiest residential cul-de-sacs. This property is far more spacious than first appearances may suggest offering well proportioned accommodation featuring two reception rooms, conservatory, breakfast kitchen and separate utility, complemented by four bedrooms, en-suite and family bathroom. Well maintained and presented to a high standard throughout. The house occupies a large corner plot in a quiet residential cul-de-sac in this popular and sought after residential suburb on the southern outskirts of Stone. The gardens are lovely, having been landscaped by the present owners to provide plenty of space for outdoor living whilst enjoying sunshine throughout the day. Single garage, driveway parking for two cars and additional parking at the side of the house. A lovely house in a great location, walking distance to the town centre and convenient for a host of amenities.



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#### Covered Porch

#### Entrance Hall

A spacious reception area with part glazed front door and oak wood effect laminate flooring. Staircase to the first floor landing with cupboard below. Radiator.

#### Lounge

A comfortable living room which is open plan to the adjoining dining area. Bay window to the front of the house and two smaller windows to the side. Recessed inglenook fireplace with exposed brickwork to one wall and brick canopy, stone flagged hearth and living flame fire. TV aerial connection. Two radiators.

#### Dining Room

Adjoins the lounge with patio windows to the rear opening through to the conservatory and door through to the kitchen. Radiator.

#### Conservatory

A useful addition to the living space, built on a brick base with upvc double glazed windows and French doors opening to the patio. Ceramic tiled floor. Fitted blinds to the windows.

#### Kitchen

The kitchen features an extensive range of wall and base cupboards with white contemporary style flat panel doors and contrasting grey granite effect work surfaces with inset 1½ bowl sink unit and mixer tap. Fitted appliances comprise: stainless steel gas hob with matching extractor hood, built under electric double oven and fully integrated dish washer. Tile effect flooring. Window to the rear and French doors opening to the patio area.

#### Cloaks / Utility Room

The utility room is off the hallway and has been partitioned from part of the garage. Featuring plumbing for a washing machine and space for a dryer. Newly installed Baxi gas central heating boiler, upgraded electrical consumer unit.

#### Landing

Window to the side of the house, access hatch to loft space.

#### Bedroom 1

Double bedroom with window to the front of the house. Radiator.

#### En-Suite Shower Room

Fitted with a white suite comprising: walk-in shower enclosure with glass screen and thermostatic shower, basin in vanity cupboard & enclosed cistern WC. Ceramic wall tiling to half height, chrome heated towel radiator.

#### Bedroom 2

Window to the front of the house. Radiator.

#### Bedroom 3

Window to the rear of the house. Radiator.

#### Bedroom 4

Single bedroom with window to the front of the house, built in wardrobe. Radiator.

#### Bathroom

Fitted with a white suite comprising: bath with electric shower over, semi pedestal basin & WC. Ceramic wall tiling to full height and oak wood effect laminate floor. Chrome heated towel radiator. Window to the side of the house.

#### Outside

The house occupies a large corner plot on a quiet, well established residential cul-de-sac on a popular residential development on the southern outskirts of Stone. The gardens are mainly lawn with established borders formed by a variety of trees, shrubs and flower beds. Paved patio area to the rear and several areas for sitting out and enjoying sunshine throughout the day. Out of sight storage to the side of the house. Driveway parking for two cars leading to an attached single garage, with up and over door, light & power. There is additional parking at the side of the house.

#### General Information

Services: mains gas, water, electricity & drainage. Gas central heating.

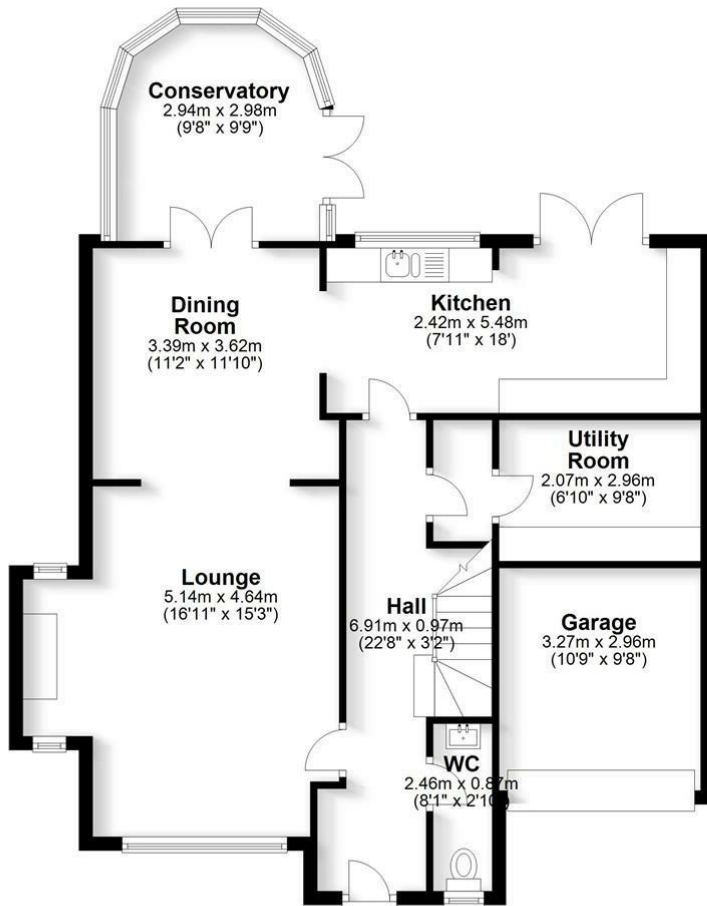
#### Council Tax Band

#### Viewing by appointment

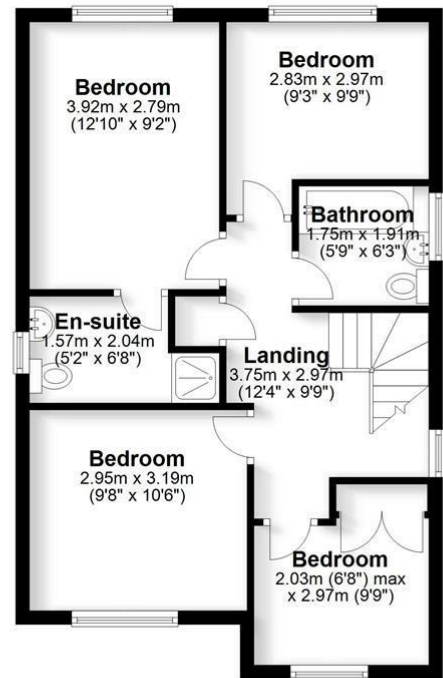
For sale by private treaty, subject to contract.



## Ground Floor



## First Floor



Plan produced by [www.firstpropertyservices.co.uk](http://www.firstpropertyservices.co.uk). We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.  
Plan produced using PlanUp.



| 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 |  |                         |           |
| 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 |  |                         |           |
| England & Wales                                                 |  | EU Directive 2002/91/EC |           |