



3, Summerfield, Yarnfield, Stone, ST15 0RH



£415,000

A well presented extended detached family home situated in a quiet position within Yarnfield village. Boasting a delightful open rear aspect and offering spacious accommodation comprising: entrance hall, living room, snug, dining room, large conservatory, modern fitted kitchen, four bedrooms with an ensuite shower room to the main bedroom, and a family bathroom. The property is approached via a block paved driveway providing off road parking before an integral garage, also benefitting from uPVC double glazed windows and doors, Worcester gas combi central heating system and good size enclosed rear garden. This is a lovely home set in a peaceful village location just a few miles from Stone and close to commuter routes. Viewing highly recommended.



01785 811 800

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



Entrance Hall

A uPVC front door with an obscure double glazed side window opens to the hallway. With alarm pad, cloaks cupboard, oak engineered floorings, doorways to the inner hall and integral garage.

Inner Hall

With oak engineered flooring, doorway to the living room and access to the first floor stairs.

Living Room

A spacious reception room offering a uPVC double glazed window to the front elevation, ceiling coving, oak fire surround with marble back, hearth and inset living flame gas fire. Two wall lights, under stairs storage cupboard, oak engineered flooring, TV connection and doorway to the kitchen.

Kitchen

An impressive kitchen fitted with an extensive range of cream gloss finish wall and floor units, contrasting worksurfaces with matching upstands, inset ceramic sink and drainer with chrome mixer tap. Recessed ceiling lights, uPVC double glazed window overlooking the rear garden, vertical radiator and large format Karndean tile finish floor, archway to the dining room and doorway to the snug.

Space for a freestanding electric cooker with fitted extractor fan and light above, plumbing for both a dishwasher and washing machine, integral fridge and freezer, space for a vented tumble dryer.

Snug

Offering ceiling coving, rear aspect uPVC double glazed window, radiator and wood finish laminate flooring.

Dining Room

With pendant and recessed ceiling lighting, radiator, large format Karndean tile finish floor and uPVC double glazed French doors opening to the conservatory. Storage cupboard housing a wall mounted Worcester 4000 gas combi central heating boiler.

Conservatory

The ideal place to sit and chill or entertain friends and family whilst taking in the rear garden views. A part wall and uPVC double glazed panel construction conservatory with opening top windows, vaulted roof, fitted centre fan/light, radiator, wood finish laminate flooring and French doors opening to the rear patio and garden.

First Floor

Stairs & Landing

With carpet throughout, linen cupboard and loft access. The loft has a drop down ladder, light and is boarded for storage purposes.

Bedroom One

Offering fitted bedroom furniture, uPVC double glazed window overlooking the rear garden and far reaching open aspect view beyond. Radiator, carpet and doorway to the ensuite shower room.

Ensuite Shower Room

Fitted with a white suite comprising: WC, pedestal wash hand basin with chrome taps, oversize walk-in shower with an electric shower system, rail and curtain. Fully tiled walls, uPVC obscure double

glazed window to the front of the property, chrome towel radiator, extractor fan and vinyl flooring.

Bedroom Two

With uPVC double glazed window to the front aspect, wood finish laminate flooring and radiator.

Bedroom Three

Offering a uPVC double glazed window to the rear elevation, wood finish laminate flooring and radiator.

Bedroom Four

Presently used as a study with front aspect uPVC double glazed window, wood finish laminate flooring and radiator.

Family Bathroom

Fitted with a white suite comprising: low level push button WC, pedestal wash hand basin with chrome taps, 'P' shape bath, panel and shower screen with chrome taps and multi-head mains fed thermostatic shower system. Recessed ceiling lights, fully tiled walls, uPVC obscure double glazed window to the rear of the property, chrome towel radiator, extractor fan and vinyl flooring.

Outside

The property is approached via a block paved driveway providing off road parking before an integral garage.

The garage has a steel up and over door, power and lighting.

Front

With mature hedgerow, coach light before the front door and side access to the rear garden via a block paved pathway and wooden gate.

Rear

The delightful, enclosed and private rear garden boasts an enviable far reaching open aspect. With lawn, block paved patio, stocked borders, garden shed, timber fence panelling, external power and water connections.

General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band D

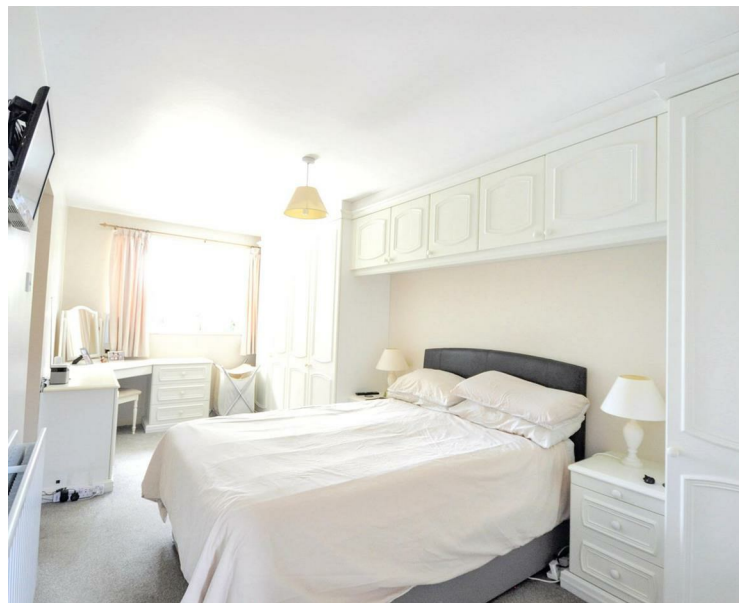
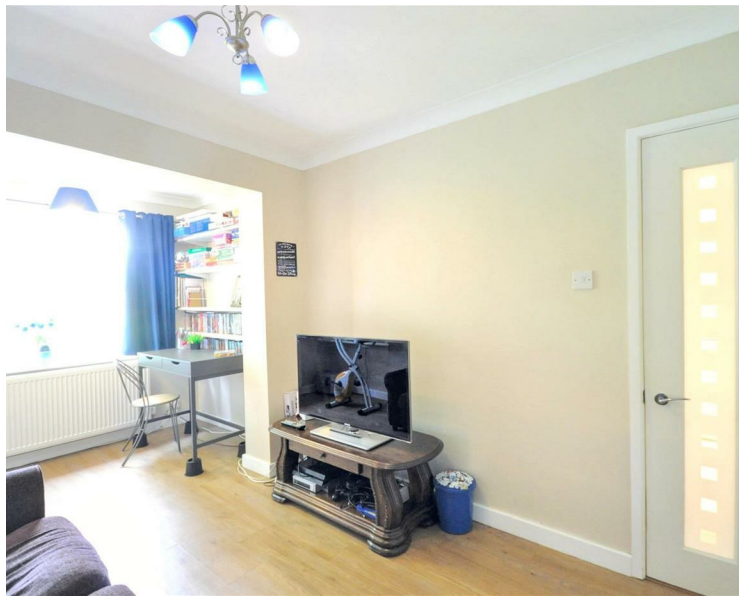
Services

Mains gas, water, electricity and drainage.

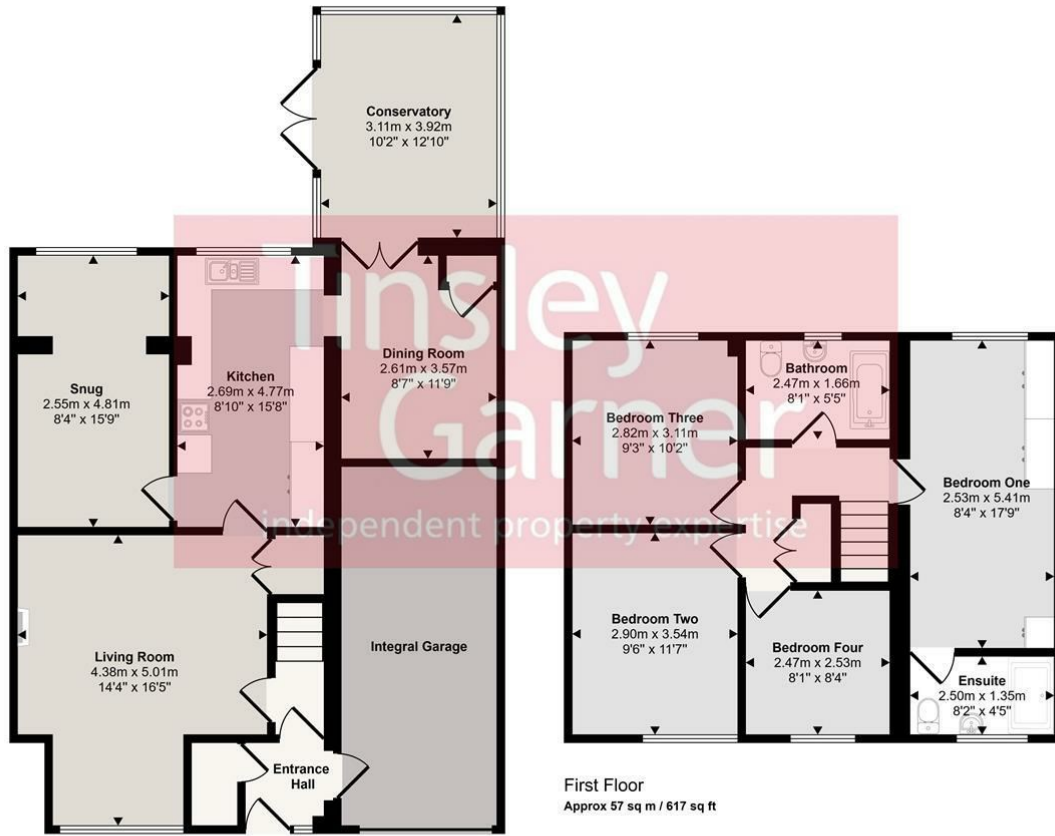
Gas combi central heating

Viewings

Strictly by appointment via the agent.



Approx Gross Internal Area
154 sq m / 1657 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	78
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
	69	69
England & Wales		
EU Directive 2002/91/EC		