

**Tinsley
Garner**
independent property expertise



12, Rudyard Close, Stone, ST15 8ZJ



Asking Price £375,000

Location, location, location! This beautifully appointed canal side town home has been completely transformed & extensively upgraded to offer stylish well thought-out living accommodation with every concession to twenty first century living. Super accommodation featuring a welcoming reception hall, open plan dining kitchen with garden room extension, first floor sitting room with balcony overlooking the canal, three double bedrooms, en-suite and guest bathroom. Step outside and you will discover a cosy low maintenance garden, off road parking for several cars and an integral single garage. Situated in a lovely location on the outskirts of Stone, fronting the Trent & Mersey canal with direct access to the canal tow path and a potential mooring, and just ten minutes walk from Stone's vibrant town centre.



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



Covered Porch

Entrance Hall

A spacious & welcoming reception area with half glazed composite front door & side lights. Cloaks cupboard and internal door to the garage. Wood effect flooring and large built-in cloaks cupboard. Radiator.

Downstairs WC

With a stylish modern white suite comprising: wash basin in vanity cupboard & WC. Radiator.

Kitchen & Dining Room

A truly stunning room for all reasons - a stylish modern open plan kitchen with adjoining conservatory style extension - perfect for dining, entertaining or just chilling.

The kitchen is fitted with an extensive range of wall & base cupboards & larder cupboards with white high gloss doors, brushed stainless steel handles and contrasting black granite work surface which extends to a breakfast bar. Under set sink unit with chrome pillar tap. Integrated appliances comprising: stainless steel gas hob with matching extractor hood, twin eye level electric ovens, fully integrated refrigerator, freezer & dish washer. Granite work surface upstands & part ceramic tiled floor.

Stairs & Landing

Contemporary style chrome & glass staircase with wooden balustrades.

Lounge

A fabulous living space with canal aspect, full height window and French doors opening onto a small balcony area. Contemporary style 'hole in the wall' living flame gas fire & fitting for a wall mounted flat screen TV. Two radiators, inset low voltage ceiling lights & Sky TV connection.

Study / Bedroom 3

A lovely study / occasional bedroom with two windows to the rear of the house & fitted wardrobes to one wall. Inset low voltage spotlights, radiator.

Second Floor Landing

Main Bedroom

Two windows to the front of the house enjoying a lovely aspect over the canal. Built in wardrobe, TV aerial point & inset low voltage ceiling lights.

En-Suite Shower Room

A luxurious en-suite shower room fitted with a white contemporary style suite comprising: 1200mm shower enclosure with glass screen, wash basin in vanity cupboard & enclosed cistern WC. Tiled floor and part ceramic tiled walls, heated towel radiator.

Bedroom 2

Two windows to the rear of the house, built-in wardrobes to one wall. Inset low voltage ceiling lights, TV aerial point & radiator.

Bathroom

A luxurious en-suite shower room fitted with a white contemporary style suite comprising: bath with Mira thermostatic power shower over with glass screen, wash basin in vanity cupboard & enclosed cistern WC. Tiled floor and part ceramic tiled walls, heated towel radiator.

Outside

The house is situated at the end of a small private drive and consequently has more parking than most of the houses in the area with space for 3 cars. Integral single garage (5.17 x 2.53m) with up and over door, light & power.

Small garden area to the front with lawn area & shrub beds. Enclosed rear garden with plenty of space for sitting in the sunshine with paved patio area, shrub & flower borders.

General Information

Services Mains gas, water, electricity & drainage. Gas central heating.

Tenure; Freehold

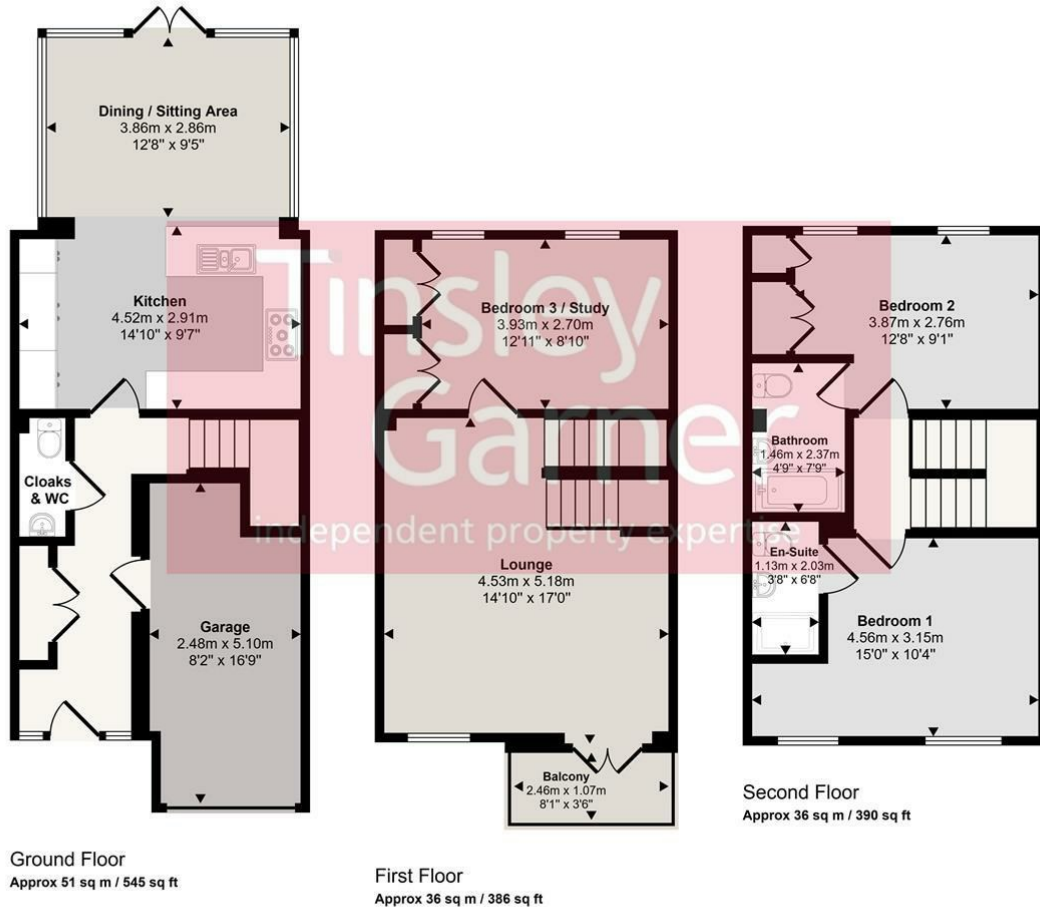
Council Tax Band D - Stafford Borough Council

Viewing by appointment

For sale by private treaty, subject to contract.
Vacant possession on completion



Approx Gross Internal Area
123 sq m / 1321 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	
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	
Current	Potential
73	79
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
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