

**Tinsley  
Garner**  
independent property expertise



1, Fitzherbert Close, Swynnerton, Stone, ST15 0PQ



**Asking Price £535,000**

A stunning re-creation of a suburban family home in a quiet cul-de-sac location in one of Staffordshire's 'go to' village locations. This is a fabulous house which has been extended and re-modelled to create a thoroughly modern family home which caters for every requirement of modern family living. Offering spacious accommodation featuring a welcoming reception hall, open plan dining kitchen, stunning sitting room extension with wood burning stove and bi-fold doors opening to the patio, den and a separate home office / family room. Upstairs there are four bedrooms, three doubles and a generous single, en-suite shower room to the main bedroom and family bathroom. Step outside and you will discover a pleasant landscaped garden with oodles of space for outdoor living, plenty of parking and a large attached garage / workshop. Mature cul-de-sac location on the edge of the village, strolling distance to the fabulous pub, cricket club and church, whilst enjoying endless dog walking opportunities from the doorstep.



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



#### Covered Porch

#### Entrance Hall

Welcoming reception area with composite wood effect front door and wooden parquet flooring. Oak staircase to the first floor landing and contemporary style radiator.

#### Cloaks & WC

Contemporary white suite with WC and vanity basin. Ceramic tile floor and heated towel radiator.

#### Family Room

Useful additional living space, ideal as a home office or family room with door off the hall and window to the front of the house. Radiator.

#### Den

Pure indulgence! The former sitting room has been re-purposed as a games room, Featuring herringbone patten wood effect flooring, exposed brick chimney breast with wood burning stove and folding wood panel doors opening through to the sitting room. Contemporary style radiator.

#### Sitting / Dining Room

A fabulous addition to the living space, this extension to the living space provides room for living, dining and entertaining, featuring a vaulted ceiling with skylight windows, full width bi-fold doors opening top the patio and contemporary wood burning stove. Exposed brick to one wall, marble floor tiles and contemporary style radiator. Opening through to the kitchen creating a superb open plan living area. Internal door to the garage.

#### Dining Kitchen

A stylish contemporary kitchen with space for dining. The kitchen features an extensive range of wall & base cabinets with modern grey cabinet doors and contrasting white quartz work surfaces with inset sink unit. Fitted appliances comprise; ceramic induction hob with extractor over, eye level double electric ovens, fully integrated dish washer, refrigerator and freezer. Raised breakfast bar seating two.. Wood effect ceramic tile floor throughout and two contemporary style radiators.

#### Landing

Large linen cupboard and access hatch to loft space.

#### Main Bedroom

A very spacious main bedroom which features a patterned wood effect floor and built-in wardrobes to one wall. Front facing window. Radiator.

#### En-Suite Shower Room

Stylish modern suite featuring walk-in shower, glass screen and thermostatic shower, vanity basin & WC. Ceramic wall tiling to full height and tiled floor. Chrome heated towel radiator.

#### Bedroom 2

Double bedroom with wood effect floor and built-in wardrobe. Rear facing window. Radiator.

#### Bedroom 3

Double bedroom with rear facing window. Wood effect floor. Radiator.

#### Bedroom 4

Generous single bedroom with wood effect floor. Front facing window. Radiator.

#### Bathroom

White suite comprising; bath with shower over, pedestal basin & WC. Wood effect floor. Radiator.

#### Outside

The house occupies a large plot in a quiet suburban cul-de-sac, set well back from the road with a long front garden and fully enclosed rear garden, featuring a Indian stone patio with plenty of space for outdoor living, lawn with planted borders,, wooden garden shed and greenhouse.

Long block paved driveway with parking for several cars, gated parking and a large attached garage / workshop with motorised roller shutter door.

#### General Information

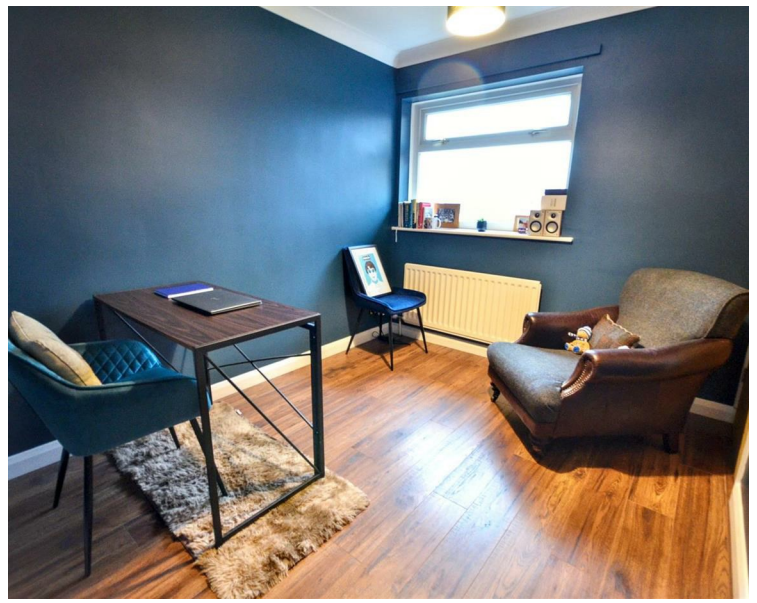
Services; Mains electricity, water & drainage.

Tenure; Freehold

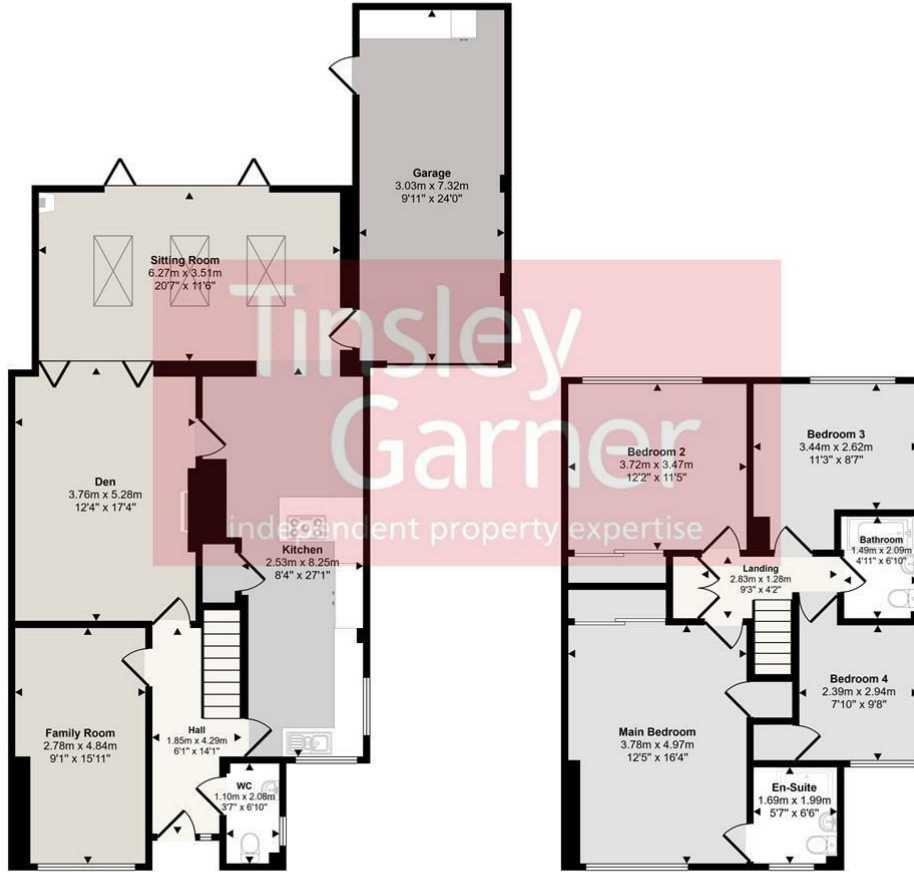
Council Tax Band E

Viewing by appointment

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



Approx Gross Internal Area  
187 sq m / 2008 sq ft



Ground Floor  
Approx 117 sq m / 1261 sq ft

First Floor  
Approx 69 sq m / 747 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			
England & Wales		70	76
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		55	55
EU Directive 2002/91/EC			