



13, Brassington Road, Stone, ST15 0FU



£419,950

A beautifully presented, extended detached family home tucked away in a quiet position within a sought after development on the outskirts of Stone. Boasting a delightful open aspect, landscaped rear garden and offering accommodation comprising; reception hall, living room, snug, kitchen, superb garden/dining room, utility, guest cloakroom, four bedrooms, ensuite shower room to the main bedroom, and a family bathroom. The house is approached via a block paved driveway providing off road parking before a single garage. A lovely house conveniently located with easy access to Stone town centre and commuter routes. Early Viewing Essential - Don't blink it it'll be gone!





Reception Hall

A composite part double glazed front door opens to the reception hall. Offering oak finish laminate flooring, radiator with ornate surround, doorways to the living room, snug, kitchen and access to the first floor stairs.

Living Room

A cosy reception room with uPVC double glazed window to the front elevation, radiator with ornate surround, oak finish laminate flooring and TV connection.

Snug

With uPVC double glazed window to the front of the property, oak finish laminate flooring and radiator with ornate surround.

Kitchen

An impressive kitchen, open plan to dining/garden room and fitted with a range of gloss grey finish wall and floor units, contrasting work surfaces with matching upstands and inset composite 1½ bowl sink and drainer with chrome swan neck mixer tap. Recessed ceiling lights, uPVC double glazed window overlooking the rear garden, radiator with ornate surround, oak finish laminate flooring and doorway to the utility.

Appliances including: stainless steel Smeg range cooker with stainless steel splash-back and extractor hood/light above, integral dishwasher. Space for an upright American style fridge freezer.

Dining/Garden Room

A lovely additional reception room, simple perfect for entertaining friends and family in style whilst drifting in and out of the garden. Offering a lantern roof, recessed ceiling lights, vertical radiator, oak finish laminate flooring and uPVC double glazed French doors opening to the rear patio and garden.

Utility

Matched to the kitchen with gloss grey finish floor units, contrasting work surface with matching upstand, oak finish laminate flooring, doorway to the guest cloakroom and composite part double glazed door opening to the rear garden.

Wall mounted Logic ESP1 35 gas combi central heating boiler. Plumbing for a washing machine.

Guest Cloakroom

Fitted with a white suite comprising: low level push button WC and pedestal wash hand basin with tiled splash-back and chrome mixer tap. Oak finish laminate flooring and uPVC obscure double glazed window to the side aspect.

First Floor

Stairs & Landing

With linen cupboard, uPVC double glazed window to the side elevation, carpet throughout and loft access. The loft has a drop down ladder and is partially boarded for storage purposes.

Bedroom One

Offering a uPVC double glazed window overlooking the rear garden, radiator, carpet, TV connection and doorway to the ensuite shower room.

Ensuite Shower Room

Fitted with a white suite comprising; low level push button WC, pedestal wash hand basin with chrome mixer tap, fully tiled shower enclosure with mains fed thermostatic shower system. Part tiled walls, uPVC obscure double glazed window to the rear aspect, radiator, extractor fan and tile effect vinyl flooring.

Bedroom Two

With front aspect uPVC double glazed window, radiator and carpet.

Bedroom Three

With uPVC double glazed window to the front of the property, carpet and radiator.

Bedroom Four

Presently used as a dressing room offering a front aspect uPVC double glazed window, radiator and carpet.

Family Bathroom

Fitted with a white suite comprising; standard bath, panel and shower screen with chrome mixer tap and Mira electric shower system above, inset low level push button WC, pedestal wash hand basin with chrome mixer tap. Part tiled walls, uPVC obscure double glazed window to the rear aspect, radiator, extractor fan and tile effect vinyl flooring.

Outside

The property is approached via a block paved driveway providing off road parking before a single garage. The garage has a steel up & over door, power, lighting and composite part obscure double glazed side access door.

Front

With mature hedgerow, lawn and paved pathway with open porch and two coach lights before the front door. There is side access to the rear garden via a wooden gate.

Rear

The enclosed south west facing landscaped rear garden boasts a high degree of privacy and offers paved patio areas and pathways, lawn, mature trees and shrubs, a discreet gated storage area, garden shed, external power and water connections.

General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band E

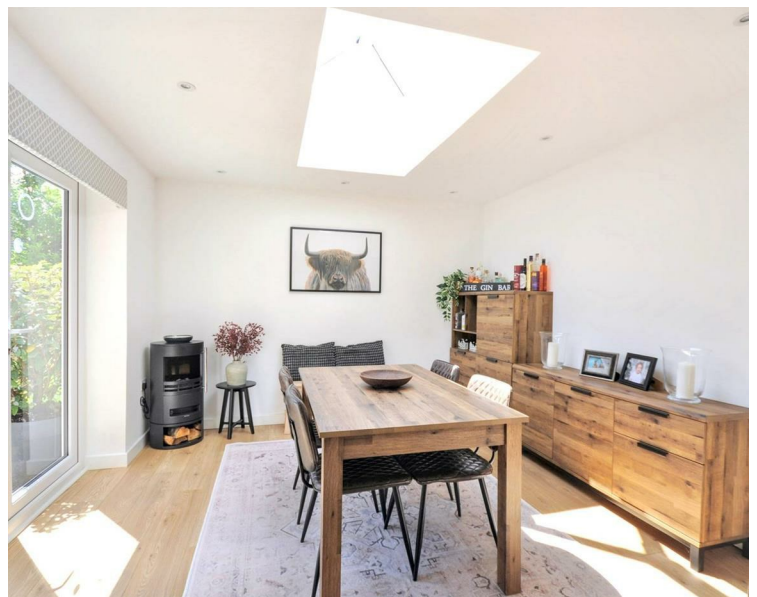
Services

Mains gas, water, electricity and drainage.

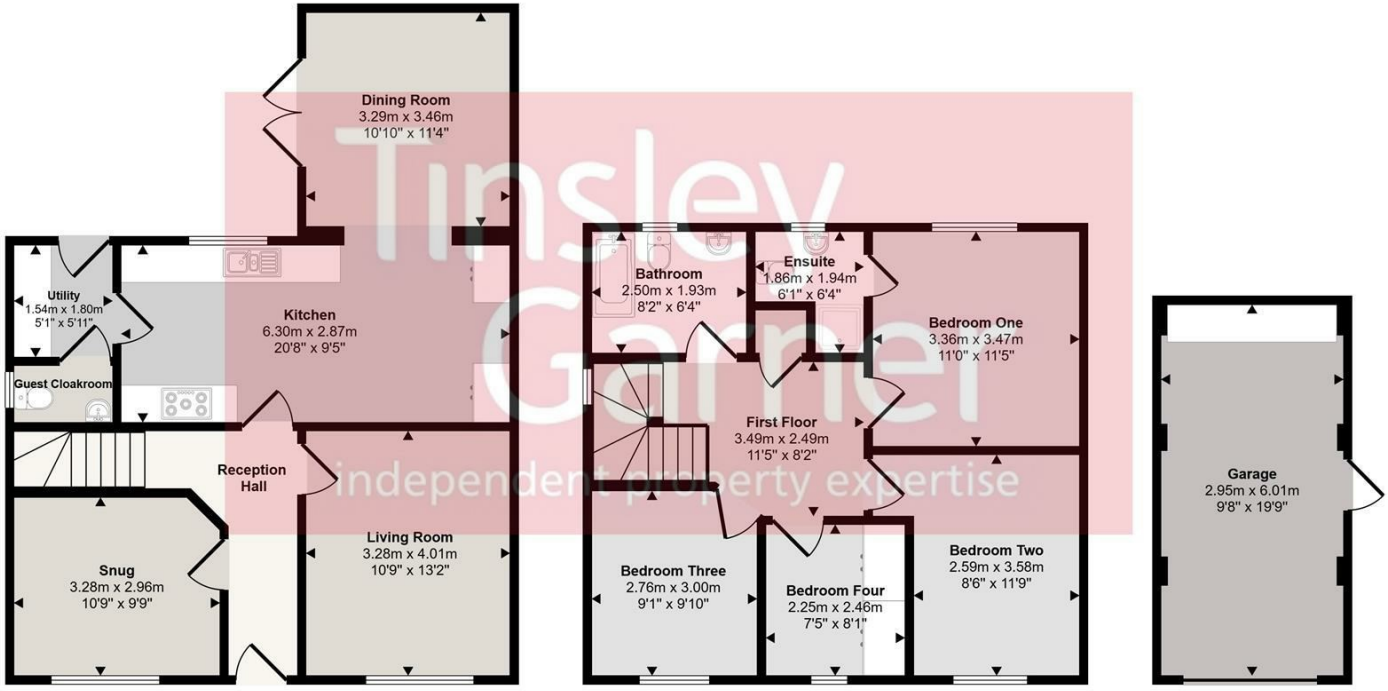
Gas combi central heating.

Viewings

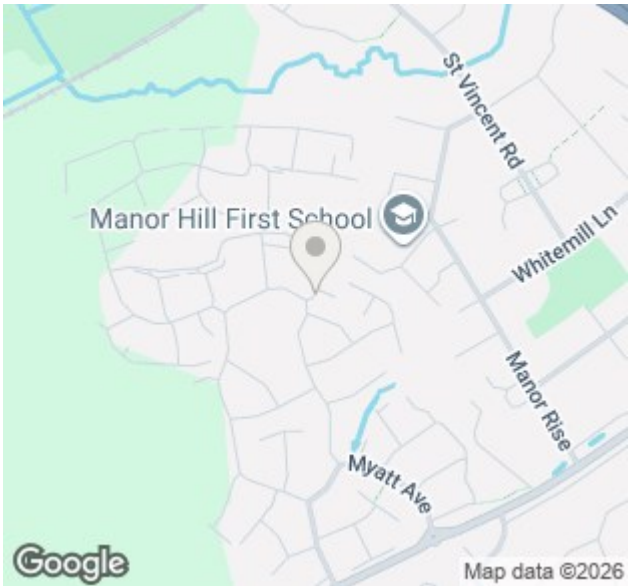
Strictly by appointment via the agent.



Approx Gross Internal Area
144 sq m / 1546 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			94
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			92
(81-91) B			
(69-80) C		81	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	