



64, Crestwood Drive, Stone, ST15 0LP



Offers Over £225,000

A mature semi-detached house in a popular and sought after cul de sac location on the western outskirts of Stone. The property has been considerably extended over the years and offers far more spacious accommodation than outer appearances might suggest, featuring a traditional style kitchen, large open plan living / dining space with adjoining conservatory, complemented by three bedrooms and bathroom. Step outside and you will find a large garden with sunny west facing aspect to the rear, off road parking and a larger than average garage.

The house has been in the same ownership for many years and whilst well maintained it does present the new owner with the opportunity to stamp their own mark. Great location within walking distance of local schools and shops and a little over half a mile from the town centre and leisure centre. No upward chain.



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Entrance Hall

Open plan reception area with upvc part glazed front door and window to the front of the house. Ceramic tiled floor.

Kitchen

The kitchen features an extensive range of wall & base cupboards with traditional style wooden cabinet doors and contrasting granite effect work surfaces with inset stainless steel sink unit and mixer tap. Gas & electric cooker connection points, plumbing for washing machine. Ceramic tiled floor and ceramic wall tiling. Window to the front of the house.

Open Plan Lounge / Dining Room

The lounge has been extended to the rear to provide a spacious living area with room to accommodate a dining table. Feature wooden fireplace to the lounge area with electric fire, staircase to the first floor landing. TV aerial connection. Radiator. The dining area has sliding patio windows opening to the garden and internal French doors to the conservatory.

Conservatory

Upvc double glazed conservatory with door to the gardens and adjoining study area. Internal door through to the garage. Radiator.

Landing

Bedroom 1

The house has been extended over the garage to form a good size main bedroom with windows to the front and rear of the house. Radiator.

Bedroom 2

Double bedroom with two windows to the rear of the house. Radiator.

Bedroom 3

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

Bathroom

Fitted with a coloured suite comprising: bath with mixer shower attachment, pedestal basin & WC. Part ceramic tiled walls. Window to the front of the house. Radiator.

Outside

The house enjoys gardens to the front and rear, the front having planted borders and to the rear a sunny west facing garden with lawn and mature borders formed by a variety of shrubs. Gravel patio area. The house is located in a popular and sought after cul-de-sac location on the western outskirts of Stone, close to local schools and within walking distance of a host of amenities. The town centre, leisure centre and railway station are within five minutes drive of the property.

Driveway parking for one car, together with a larger than standard integral garage single garage with up and over door, light & power.

General Information

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

Council Tax Band B

Tenure Freehold

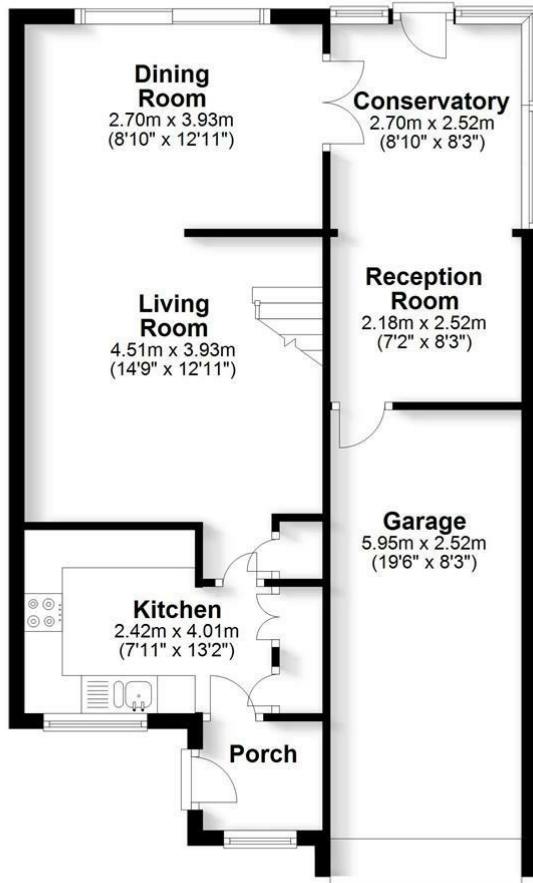
Viewing by appointment

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



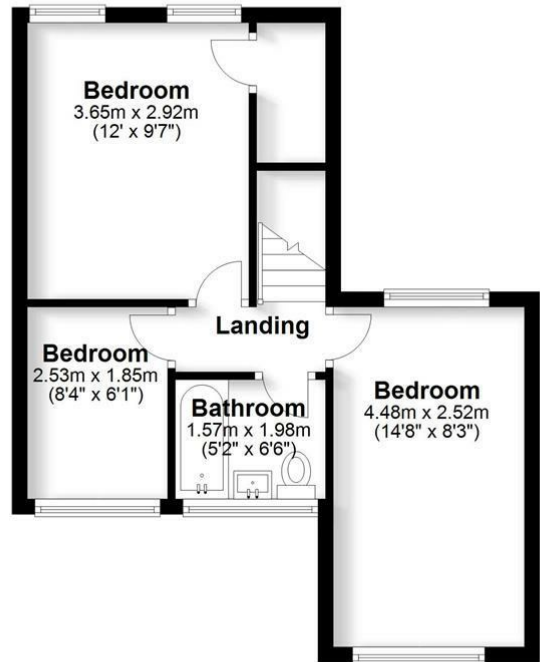
Ground Floor

Approx. 67.0 sq. metres (720.7 sq. feet)



First Floor

Approx. 36.2 sq. metres (389.7 sq. feet)



Plan produced by 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		65	81
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			
England & Wales		55	69
EU Directive 2002/91/EC			