

**Tinsley
Garner**
independent property expertise



17, Sunningdale, Stone, ST15 0LZ



£395,000

NEW PRICE – MOTIVATED VENDOR. A mature detached house set in a desirable cul-de-sac within easy strolling distance of Stone town centre. The property has been extensively upgraded by the present owners and offers spacious, well-planned accommodation comprising: entrance hall, living room, dining room, study, breakfast kitchen, separate utility room, and guest cloakroom. To the first floor, there are four double bedrooms including a main bedroom with en-suite shower room, together with a family bathroom. The house is well presented throughout and benefits from gas central heating and uPVC double-glazed windows and doors. Outside, the property enjoys a sunny, south-west-facing part-walled rear garden with plenty of space for outdoor living. There is off-road parking for two cars, a carport, and a single garage. Conveniently located on the outskirts of town, close to local schools, amenities, and major commuter routes. Viewing essential.



01785 811 800

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



Entrance Hall

Reception area with composite part glazed front door and full height window. Stairs to the first floor landing with storage below. Wood effect flooring. Radiator.

Cloakroom & WC

Fitted with a white contemporary style suite with enclosed cistern WC and vanity basin. Radiator.

Lounge

14'10" x 12'10"

A spacious living room which has a bow window to the front of the house and opening through to the adjoining dining room. Chimney breast with contemporary style flame effect gas fire. TV aerial connection. Radiator

Dining Room

11'2" x 10'2"

Adjoins the lounge with bi-fold doors to the rear opening to the garden, door through to the kitchen. Radiator.

Kitchen

A good size kitchen with space for casual dining. Fitted with an extensive range of wall & base cupboards with contemporary style high gloss handle less cabinet doors, co-coordinating wood effect work surfaces and island with breakfast bar seating three. Integrated appliances comprising; ceramic electric hob with stainless steel extractor hood over, eye level electric double oven, dish washer. Wood effect flooring and rear facing window and door to the gardens. Vertical Radiator.

Utility Room

Fitted base cupboards with work surface and sink unit. Plumbing for washing machine and space for a dryer. Wood effect flooring. Window to the side of the house.

Study

Small study situated off the entrance hall. Window to the front of the house. Wood effect floor. Radiator.

Landing

Access hatch to,loft space.

Main Bedroom

13'6" x 11'1"

Double bedroom with window to the rear of the house.

En-Suite Shower Room

Newly upgraded en-suite shower room featuring; corner shower enclosure with glass screen and electric shower, vanity basin & enclosed cistern WC. Wood effect flooring.

Bedroom 2

13'4" x 8'3"

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

Bedroom 3

13'5" x 9'10"

Double bedroom with window to the rear of the house. Built-in double wardrobe. Radiator.

Bedroom 4

10'4" x 6'11"

Window to the front of the house. Radiator.

Bathroom

Newly upgraded with white suite comprising: bath with mixer shower attachment, wash basin in vanity cupboard and enclosed cistern WC. Ceramic wall tiling. Window to the rear of the house. Radiator.

Outside

The house occupies a good size plot at the end of the cul-de-sac with sunny south west facing walled garden to the rear. The garden is mainly lawn with patio area and established borders. Driveway parking for two cars with attached single garage and carport.

General Information

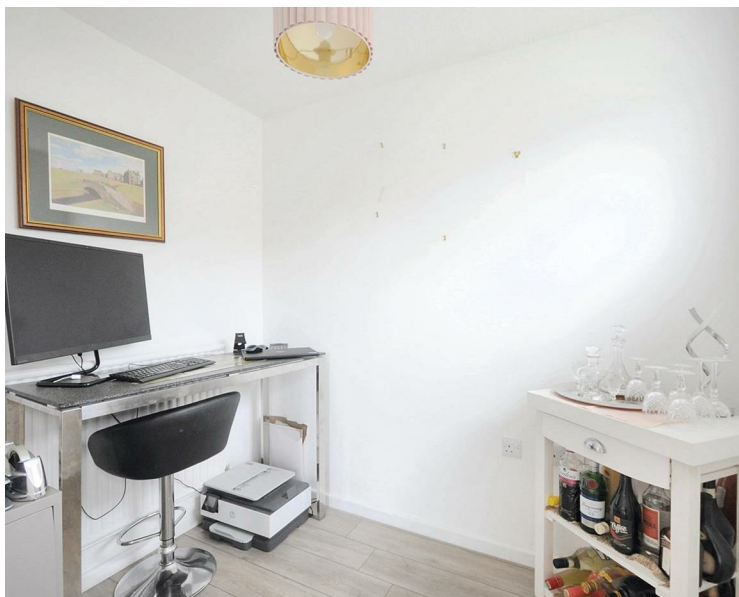
Services: Mains gas, water, electricity & drainage. Gas central heating.

Tenure; Freehold

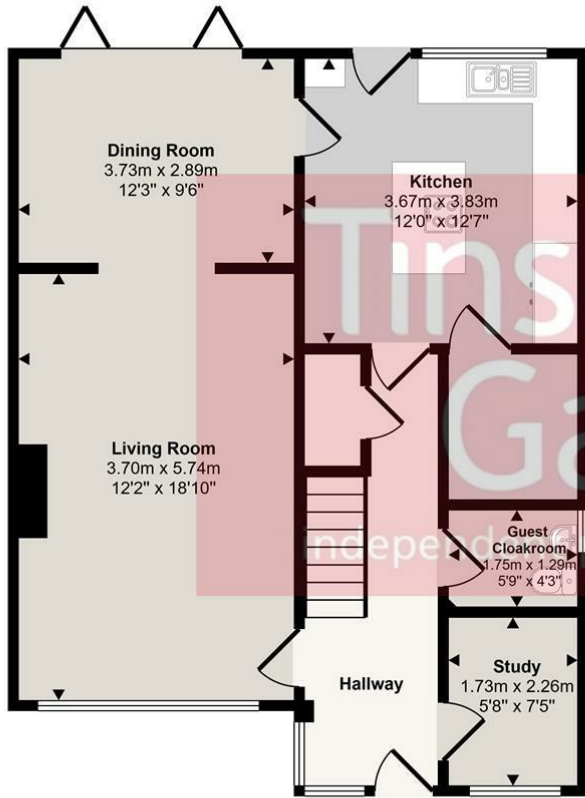
Council Tax band E

Viewing by appointment

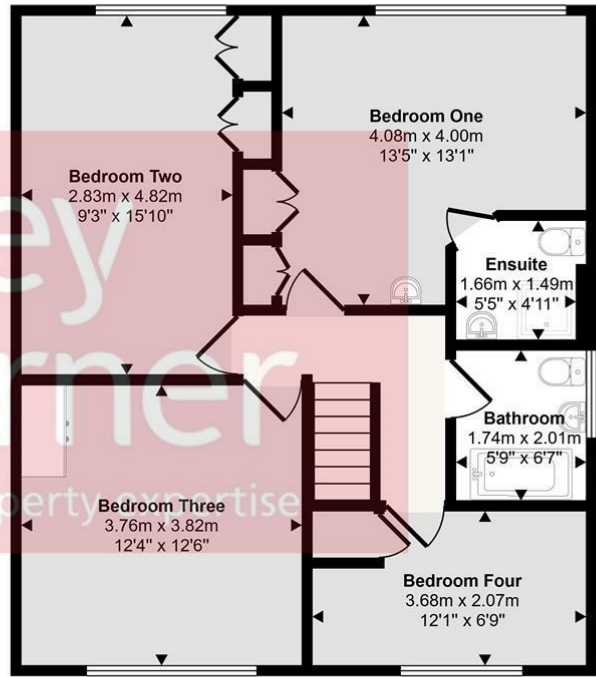
For sale by private treaty, subject to contract.
Vacant possession on completion.



Approx Gross Internal Area
136 sq m / 1468 sq ft



Ground Floor
Approx 70 sq m / 751 sq ft



First Floor
Approx 67 sq m / 716 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		
	64	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		
	55	69
England & Wales		
EU Directive 2002/91/EC		