



9, Brewers Place, Stone, ST15 0FJ



£495,000

A modern, energy efficient, detached family home set in a quiet cul-de-sac position within a sought after development on the outskirts of Stone. Offering spacious and flexible accommodation comprising: reception hallway, living room, snug/music room, guest cloakroom, large kitchen diner and separate utility. To the first floor there are four bedrooms, two with ensuite shower rooms, and a family bathroom. The property is approached via a tarmac driveway providing off road parking for two vehicles before a detached double garage, also benefitting from an enclosed and private rear garden. A lovely house conveniently located with easy access to Stone town centre and commuter routes.

Early Viewing Essential



01785 811 800

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



Reception Hall

A composite part obscure double glazed front door with matching side windows opens to the hallway. With alarm pad, large format Porcelanosa tiled floor, radiator with ornate surround, under stairs storage cupboard, doorways to the living room, snug/music room, kitchen diner, utility, guest cloakroom and access to the first floor stairs.

Living Room

A spacious reception room with uPVC double glazed window to the front elevation, French doors with side windows opening to the rear patio and garden, panelled feature wall, two radiators, TV connection, carpet and glazed double doors to the kitchen diner.

Snug / Music Room

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

Kitchen Diner

An impressive open plan kitchen diner fitted with a range of cream finish wall and floor units, under wall unit lighting, contrasting work surfaces with brick tile splash-backs and inset stainless steel 1½ bowl sink and drainer with chrome mixer tap. Recessed ceiling lights, uPVC double glazed window and French doors opening to the rear patio and garden, large format Porcelanosa tiled floor and two radiators. Wall cupboard housing a Logic Heat H18 gas central heating boiler.

Appliances including: stainless steel 5 ring gas hob with matching extractor hood and light above, integral electric double oven, integral dishwasher, fridge and freezer.

Utility

Matched to the kitchen with cream finish wall and floor units, contrasting work surface with brick tile splash-back, large format Porcelanosa tiled floor and composite part obscure double glazed door opening to the side aspect.

Integral washing machine and microwave. Space for a tumble dryer.

Guest Cloakroom

Fitted with a white suite comprising: low level push button WC and pedestal wash hand basin with chrome mixer tap. Recessed ceiling lights, part tiled walls, large format Porcelanosa tiled floor, radiator and extractor fan.

First Floor

Stairs & Landing

Traditional white painted spindle, newel post, and banister stairs lead to the galleried landing. With recessed lights, uPVC double glazed window to the front aspect, carpet and loft access.

Bedroom One

Offering fitted wardrobes and storage to one wall, 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, oversize fully tiled shower enclosure with mains fed thermostatic shower system. Recessed ceiling lights, uPVC obscure double glazed window to the rear aspect, part tiled walls, towel radiator, extractor fan and planked scrubbed oak effect vinyl flooring.

Bedroom Two

With rear aspect uPVC double glazed window, radiator, carpet and doorway to the ensuite shower room. Storage cupboard housing the hot water storage system.

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 thermostatic shower system. Recessed ceiling lights, uPVC obscure double glazed window to the rear aspect, part tiled walls, towel radiator, extractor fan and tile effect vinyl flooring.

Bedroom Three

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

Bedroom Four

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

Family Bathroom

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

Outside

The property is approached via a tarmac driveway providing off road parking for two cars before a detached double garage. The garage has two steel up & over doors, power and lighting.

Front

With lawns, paved pathways, stocked border and side access to the rear garden via a wooden gate.

Rear

The enclosed south east facing rear garden offers paved pathways and patio areas, lawn, stocked shrub border, timber fence panelling and an external water connection.

General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band E

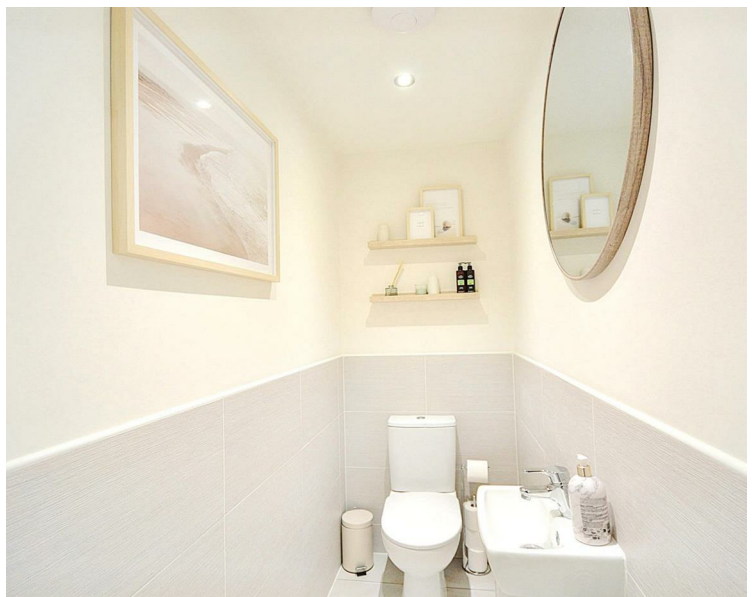
Services

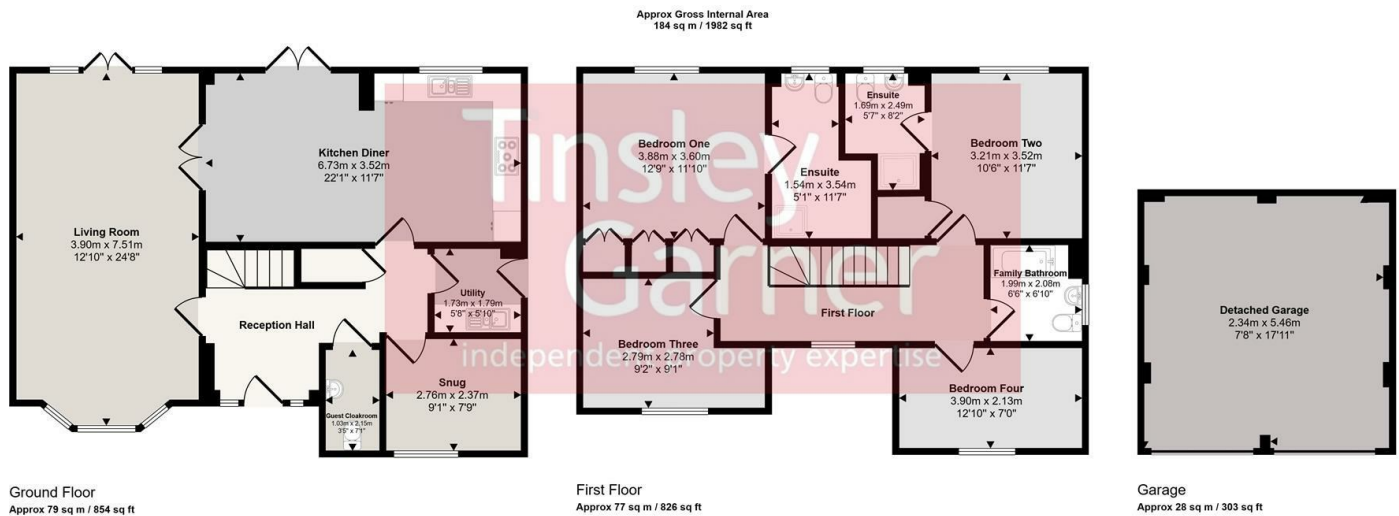
Mains gas, water, electricity and drainage.

Gas central heating.

Viewings

Strictly by appointment via the agent.





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		86	93
		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		81	92
		EU Directive 2002/91/EC	