



5, Dutton Way, Stone, ST15 0LE



**Asking Price £310,000**

As rare as....? This beautifully presented detached bungalow could well be the answer you are seeking if the average bungalow doesn't quite cut the mustard. The property has been extensively updated and is immaculate both inside and out, offering well proportioned accommodation with entrance hall, open, spacious lounge opening through to a conservatory extension, modern kitchen two bedrooms and a stylish shower room. In addition, the former garage has been converted and is utilised as utility area and storage / hobby room. Step beyond the threshold and you will find a manicured garden to the rear which provides plenty of opportunity for outdoor living and enjoys a good degree of privacy from neighbouring properties, together with additional gated storage to the side. A truly lovely bungalow which offers a rare opportunity to acquire a turnkey property is this popular and sought after location.



01785 811 800

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#### Entrance Into...

#### Hall / Utility Space

Fully enclosed reception area converted from the front half of the former garage with upvc double doors, ceramic tile floor and fitted base cupboards and work surfaces. Plumbing for washing machine.

#### Entrance Hall

Welcoming hallway with wood effect laminate floor and access hatch to loft space. Radiator.

#### Lounge

A spacious sitting room which has French doors to the rear opening through to the conservatory. Wood effect floor and chimney breast with wall mounted living flame fire. TV aerial connection. Radiator.

#### Conservatory

A bright and sunny conservatory which makes a useful addition to the living space. Built on a brick base with upvc double glazed windows, opaque roof lights and French doors opening to the gardens. Ceramic tile floor and radiator connected to the central heating system.

#### Kitchen

The kitchen features a range of wall & base cupboards with traditional style painted cabinet doors and coordinating wood block effect work surface with inset sink unit. Fitted appliances comprise; stainless steel gas hob with matching extractor hood and built-under electric oven, plumbing for washing machine and space for a dryer. Ceramic tile floor and part tiled walls. Rear facing window overlooking the garden and glazed door through to the garden room.

#### Garden Room

A useful general purpose space which is converted from part of the former garage, with window and door to the rear opening to the garden. Used as an occasional bedroom by the current owner but does not have building regs for use as a room.

#### Bedroom 1

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

#### Bedroom 2

Window to the front of the bungalow. Radiator.

#### Shower Room

Modern white suite featuring; corner quadrant shower enclosure with glass screen and thermostatic shower, vanity basin & enclosed cistern WC. Tiled floor and wall tiling to the wet area. Chrome heated towel radiator and cupboard housing the central heating boiler.

#### Outside

The bungalow occupies a quiet position tucked away in the corner of Dutton Way, enjoying gardens to the front and rear with an additional gated area to the right hand side. The gardens are beautifully kept with lawn areas and mature borders featuring a variety of shrubs, trees and flower beds, paved patio and wooden garden shed.

#### General Information

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

Tenure; Freehold

Council Tax Band C

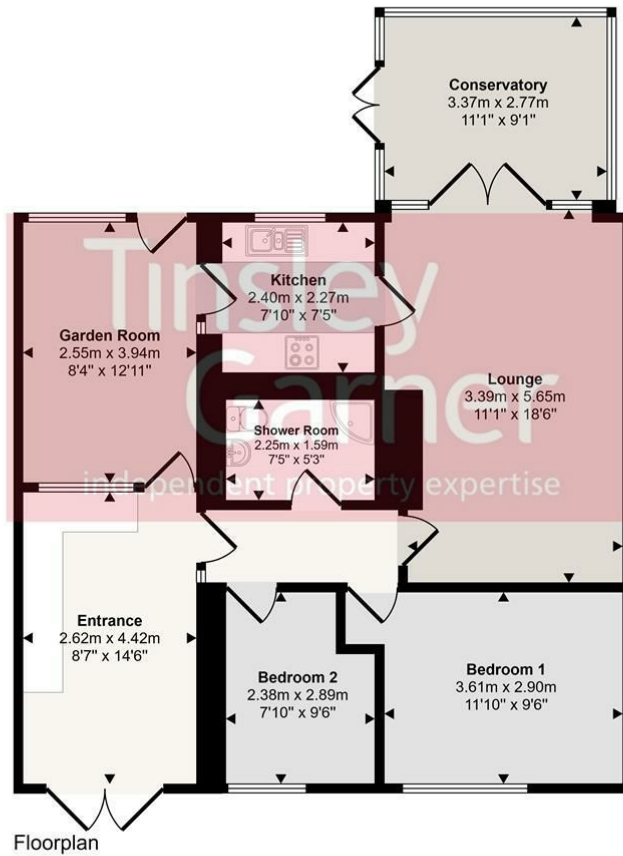
Viewing by appointment

For Sale by Private Treaty, subject to contract.

Vacant possession on completion



Approx Gross Internal Area  
89 sq m / 955 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		