



41, Hill Drive, Stone, ST15 0AJ



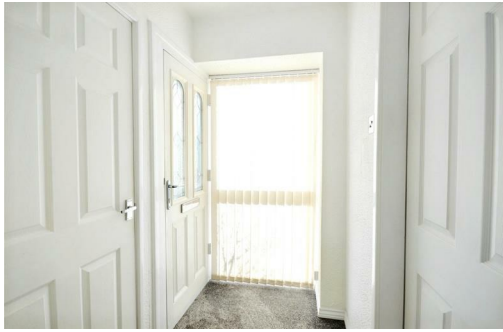
Chain Free £257,950

A well presented link-detached family home set in a quiet residential area on the outskirts of Stone. Offering spacious accommodation comprising: reception hall, living room diner, modern fitted kitchen with integral appliances, guest cloakroom, three double bedrooms and a modern family bathroom. The property benefits from a blocked paved driveway, off road parking for three vehicles, single garage, good size enclosed rear garden, Worcester gas combi central heating plus uPVC double glazed windows and doors throughout. A lovely property in a popular location. Early viewing essential - NO UPWARD CHAIN



01785 811 800

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



Entrance Hall

A composite part obscure double glazed front door opens to the hallway. With uPVC double glazed window to the front elevation, under stairs storage cupboard, vertical radiator, carpet, doorways to the guest cloakroom, living room diner, and access to the first floor stairs.

Living Room Diner

An 'L' shaped spacious reception room offering an Adams style fire surround with marble back, hearth and inset living flame gas fire, uPVC double glazed window and sliding door opening to the rear patio and garden. Ceiling coving, radiator, carpet, Virgin Media and BT Open Reach connections.

Kitchen

A modern kitchen fitted with a range of gloss white finish wall and floor units, contrasting work surfaces with tiled splash-backs and inset 1 1/2 bowl composite sink and drainer with chrome swan neck mixer tap. Wall mounted Worcester Greenstar 30si gas combi central heating boiler, uPVC double glazed window with fitted shutters to the front of the property, scrubbed oak effect laminate flooring and uPVC part obscure double glazed external door opening to the side aspect and driveway.

Appliances including; gas hob with extractor fan and light above, integral electric oven, integral fridge and freezer. Cabinet for a microwave oven and plumbing for a washing machine.

Guest Cloakroom

Fitted with a white WC, uPVC obscure double glazed window to the front aspect, part tiled walls and carpet.

First Floor

Stairs & Landing

With uPVC obscure double glazed window to the side of the property, carpet and loft access.

Bedroom One

Offering ceiling coving, fitted wardrobes, storage and dressing table, uPVC double glazed window overlooking the rear garden, radiator and carpet.

Bedroom Two

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

Bedroom Three

A third double bedroom offering a uPVC double glazed window overlooking the rear garden, carpet and radiator.

Family Bathroom

Fitted with a white suite comprising; low level push button WC, standard bath and panel with chrome showerhead mixer tap, vanity wash hand basin with storage unit and chrome mixer tap,

corner shower enclosure with mains fed thermostatic shower system. Fully tiled walls, uPVC obscure double glazed window to the front aspect, towel radiator, extractor fan and vinyl flooring.

Outside

The property is approached via a blocked paved driveway providing off road parking for two cars before a single garage. The garage has a steel up/over door, power, lighting, uPVC double glazed window to the rear elevation and side access door.

Front

Offering a gravelled frontage with feature timber sleepers, additional parking for one car and blocked paved pathway leading to an open porch before the front door.

Rear

The delightful enclosed good size rear garden offers paved patio areas, an additional timber decked patio, feature pond, lawn with inset stepping stones, timber fence panelling, gravelled and shrub borders.

General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band C

No upward chain.

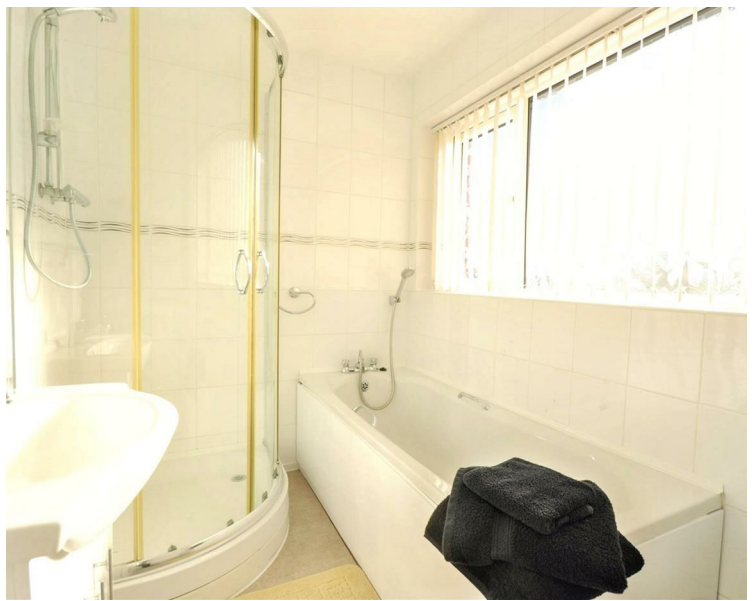
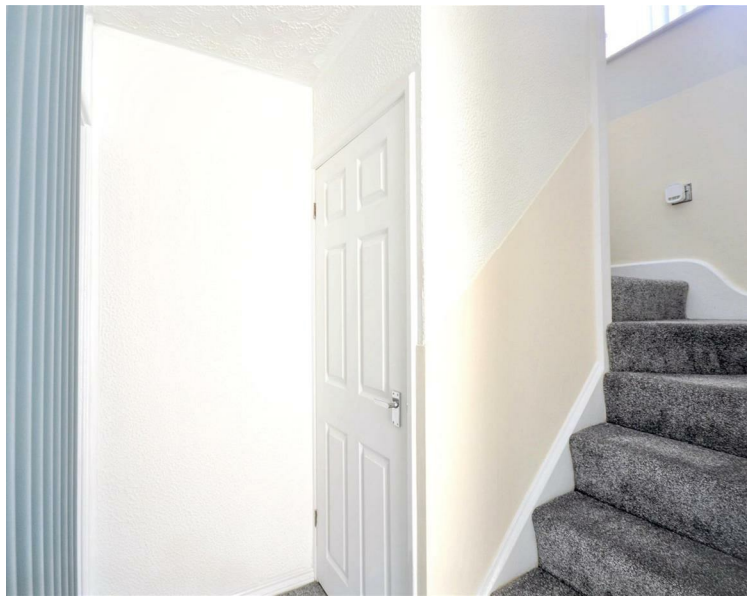
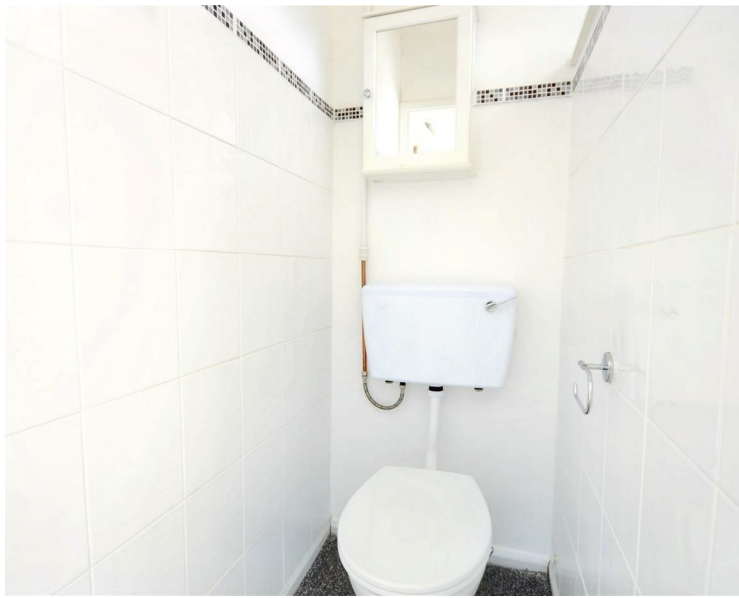
Services

Mains gas, water, electricity and drainage.

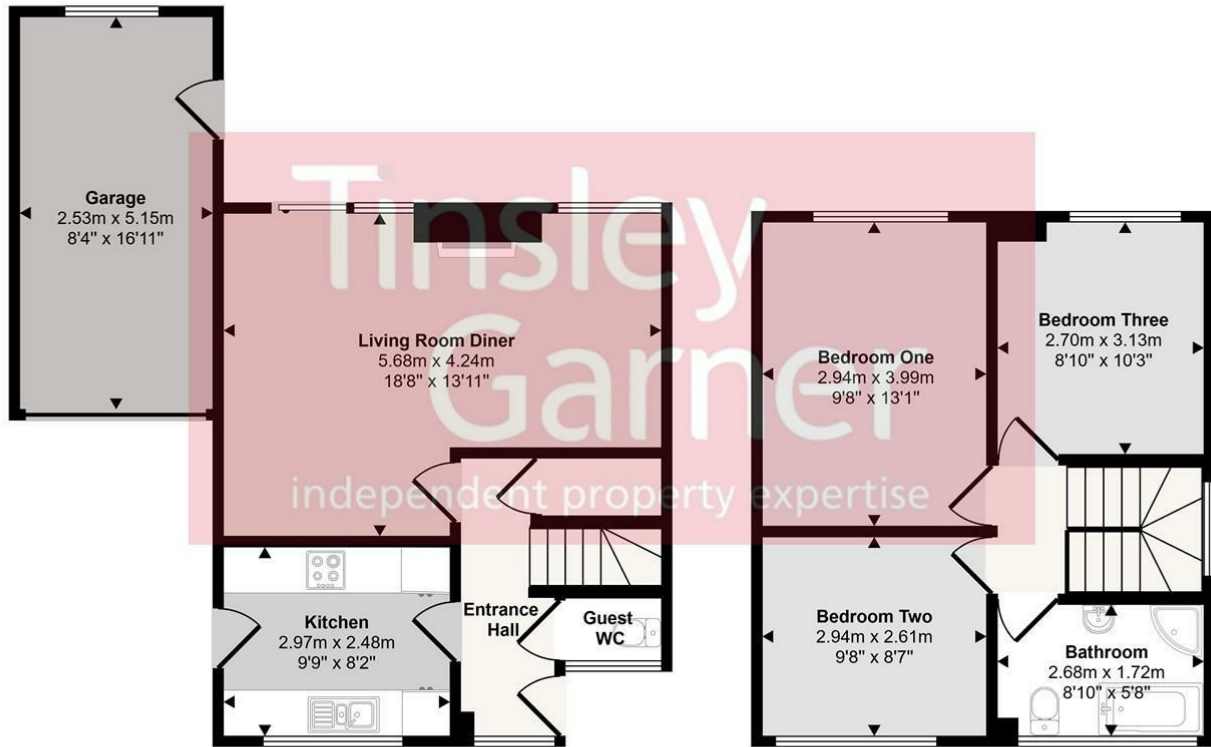
Gas combi central heating.

Viewings

Strictly by appointment via the agent.



Approx Gross Internal Area
91 sq m / 979 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			
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			
England & Wales		EU Directive 2002/91/EC	