



3, Wood Crescent, Stone, ST15 0AR



**Asking Price £299,950**

Excellent value family home in a popular location walking distance to local schools. Presented to the highest standard throughout, this mature family home has been extended, upgraded and re-modelled to provide stylish accommodation to cater for the needs of modern living. Featuring; entrance hall, guest cloakroom/utility, dining room, study, impressive spacious living room & kitchen. The first floor offers three bedrooms all with fitted wardrobes & family bathroom. With UPVC double glazing throughout, gas combi central heating, extensive driveway providing generous off road parking, single garage & landscaped westerly facing rear garden. A lovely house in a super cul-de-sac location, convenient for the town & a host of local amenities. Viewing highly recommended.



01785 811 800

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





#### Canopy Porch

Wooden framed covered entrance porch

#### Entrance Hall

Composite part obscure leaded double glazed front door opens to the reception hall. Offering ceiling coving, wall light, oak wood effect Karndean flooring, radiator & under stairs cupboard with power socket, alarm control panel & pad. Access to the utility/guest cloakroom, dining room, kitchen & first floor stairs.

#### Utility / Guest Cloakroom

Fitted with a white suite comprising: WC & wall mounted wash basin with chrome taps. Upvc obscure double glazed window to the front aspect, fitted work surface, fully tiled walls, Karndean wood effect flooring, wall mounted Ideal Logic gas combi central heating boiler & plumbing for washing machine.

#### Dining Room

13'9" x 9'7"

A good size reception room with Upvc double glazed window to the side elevation, ceiling coving, glazed doors with side lights opening through to the lounge, Karndean wood effect flooring & radiator. Doorway to the study.

#### Lounge

21'5" x 12'1"

A large living space which has been extended at the rear with an open plan garden room extension. Feature fireplace with contemporary style wooden surround, black granite back, hearth & inset living flame gas fire. Sky satellite connection, ceiling coving, two wall lights, radiator & carpet. The garden room extension has Upvc double glazed windows, vaulted solid roof with skylight window & French doors opening to the rear garden. Fitted window blinds.

#### Study /Kid's Den

10'4" x 8'8"

A useful additional downstairs room, ideal as a study or kid's play room. Fitted storage & book shelves to one wall, Karndean wood effect flooring, Upvc double glazed window to the rear aspect, ceiling coving & radiator.

#### Kitchen

9'8" x 8'2"

A sleek & stylish modern kitchen which features an extensive range of wall & base cabinets with hi-gloss doors, under wall unit lighting, brushed stainless steel handles & co-ordinating work surfaces with inset 1½ bowl polycarbon sink & drainer with chrome swan neck mixer tap. Appliances comprise: ceramic electric hob with extractor fan & light over, built in electric oven with kick-board heater below, integrated microwave, refrigerator & dish washer. Part tiled walls, Karndean wood effect flooring, Upvc double glazed window to the front of the house & part obscure double glazed glazed composite door to the side & driveway.

#### First Floor

#### Stairs & Landing

With Upvc double glazed window to the side aspect, ceiling coving & recessed lights, carpet & loft access.

#### Bedroom One

6'11" x 7'11"

Double bedroom with Upvc double glazed window to the rear aspect, ceiling coving, fitted wardrobes to one wall with sliding mirror doors, radiator & carpet.

#### Bedroom Two

10'7" x 8'9"

With Upvc double glazed window to the rear of the house overlooking the garden, fitted wardrobes with sliding mirror doors, ceiling coving, carpet & radiator.

#### Bedroom Three

9'8" x 8'9"

With Upvc double glazed window to the front aspect, ceiling coving, wall light, fitted wardrobes to one wall with sliding mirror doors, radiator & carpet.

#### Family Bathroom

A modern bathroom fitted with a white suite comprising: P-shaped shower bath with glass screen & thermostatic shower, pedestal wash basin with chrome taps & WC. Fully tiled walls, Upvc obscure double glazed window to the front elevation, recessed ceiling lights, towel radiator & carpet.

#### Outside

Offering a spacious block paved driveway with parking for several cars, room to the side & a single garage with up and over door, power & lighting. With landscaped front garden & raised beds contained in wooden sleepers. To the rear there is a very pleasant enclosed west facing garden that has been professionally landscaped with tiered sitting area, Indian stone patio & pathways, artificial lawn area & well stocked borders with a variety of shrubs & trees, small garden shed.

#### General Information

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

#### Services

Mains gas, water, electricity & drainage.

Gas central heating.

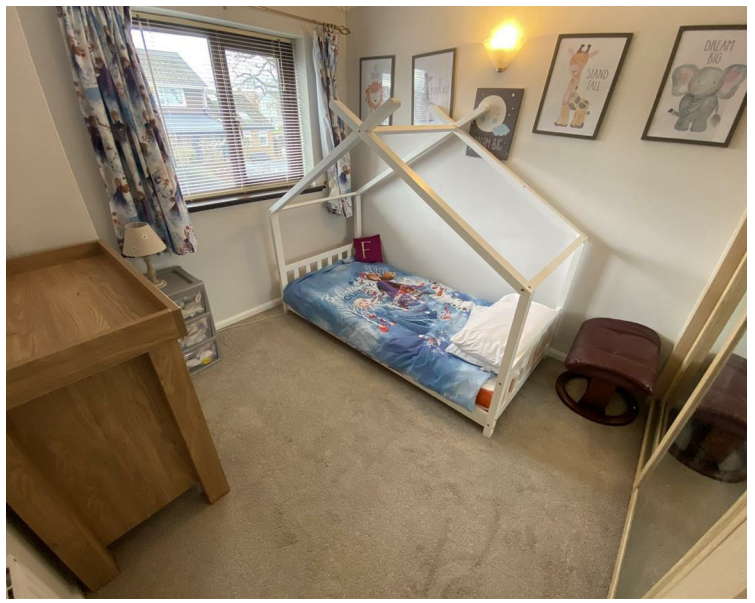
The property also benefits from Solar panels which supplement the domestic electricity.

#### Council Tax Band C

#### Viewings

Strictly by appointment via the agent.

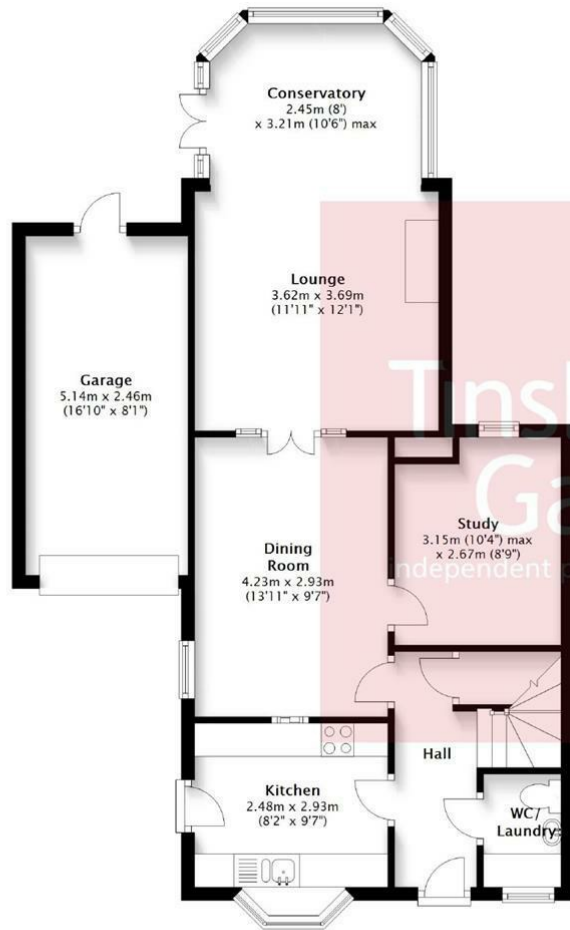






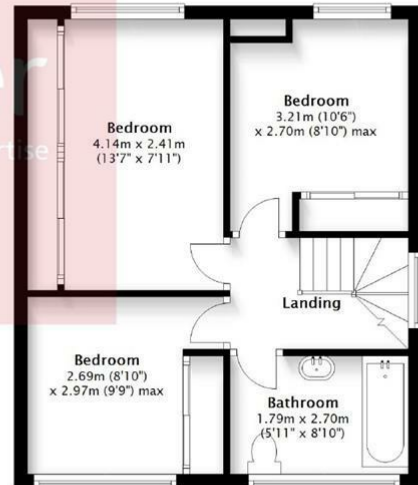
# Ground Floor

Approx. 72.7 sq. metres (782.1 sq. feet)



# First Floor

Approx. 39.7 sq. metres (427.2 sq. feet)



Total area: approx. 112.3 sq. metres (1209.3 sq. feet)

Please note this floor plan is a guide only. Measurements, contents & positioning are approximate. No responsibility is accepted for any mistake or inaccuracy within the floor plan.  
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		
<b>England &amp; Wales</b>	74	78
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	55	69
EU Directive 2002/91/EC		