



5, Wood Crescent, Stone, ST15 0AR



£305,000

An extended link-detached family home situated in a quiet cul-de-sac on the outskirts of Stone. Offering accommodation including: entrance hall, guest cloakroom/utility, spacious kitchen diner, snug, living/garden room, three double bedrooms and family bathroom. Also benefitting from a private driveway providing off road parking before a carport, uPVC windows and doors, gas combi central heating and a delightful enclosed rear garden. Conveniently located within easy reach of local amenities, commuter routes and a short distance from Stone town centre. Early viewing essential.



01785 811 800

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



Entrance Hall

A composite part obscure double glazed front door opens to the hallway. With ceiling coving, large format tiled floor, cloaks cupboard, radiator, doorways to the guest WC/utility, kitchen diner and access to the first floor stairs.

Guest WC/Utility

Fitted with a white suite comprising: low level push button WC and vanity wash hand basin with chrome mixer tap. With work surface, plumbing for a washing machine, Showerwall clad walls and ceiling, uPVC obscure double glazed window to the front aspect, recessed ceiling lights and large format tiled floor.

Kitchen Diner

Fitted with a range of gloss black finish wall and floor units, contrasting block wood effect work surfaces and breakfast bar, splash-backs, inset stainless steel 1 1/2 bowl sink and drainer with showerhead mixer tap. Ceiling coving and recessed lights, uPVC double glazed window to the front elevation, part large format tiled and part vinyl flooring, doorways to the snug and living/garden room.

Wall cupboard housing a Vaillant Eco Fit Pure gas combi central heating boiler.

Appliances including: Flavel 7 ring gas range cooker with extractor hood and light above, integral dishwasher. Space for an upright fridge freezer and under work surface fridge.

Snug

With ceiling coving, window to the living room, radiator and carpet.

Living/Garden Room

Offering a uPVC double glazed window and French doors opening to the rear patio and garden, ceiling coving, radiator, carpet and TV connection.

First Floor

Stairs & Landing

With uPVC double glazed window to the side aspect, carpet and loft access.

Bedroom One

Offering mirror sliding door wardrobes and storage to one wall, ceiling coving, uPVC double glazed window overlooking the rear garden, radiator and carpet.

Bedroom Two

With ceiling coving, mirror sliding door wardrobes and storage, uPVC double glazed window to the rear aspect, radiator and carpet.

Bedroom Three

A third double bedroom. With front elevation uPVC double glazed window, radiator and wood finish laminate flooring.

Bathroom

Fitted with a white suite comprising; inset low level push button WC, 'L' shape bath, panel and shower screen with mixer tap and mains thermostatic shower system above, vanity wash hand basin with storage unit and mixer tap. Recessed ceiling lights, part tiled walls, uPVC obscure double glazed window to the front aspect, towel radiator, extractor fan and planked scrubbed oak effect vinyl flooring.

Outside

The property is approached via a block paved driveway providing off road parking before a carport with rear store.

Front

With shrubs and low front boundary wall.

Rear

The enclosed rear garden offers a paved patio and pathway, lawn, timber fence panelling, gravelled and stocked flowerbeds.

General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band C

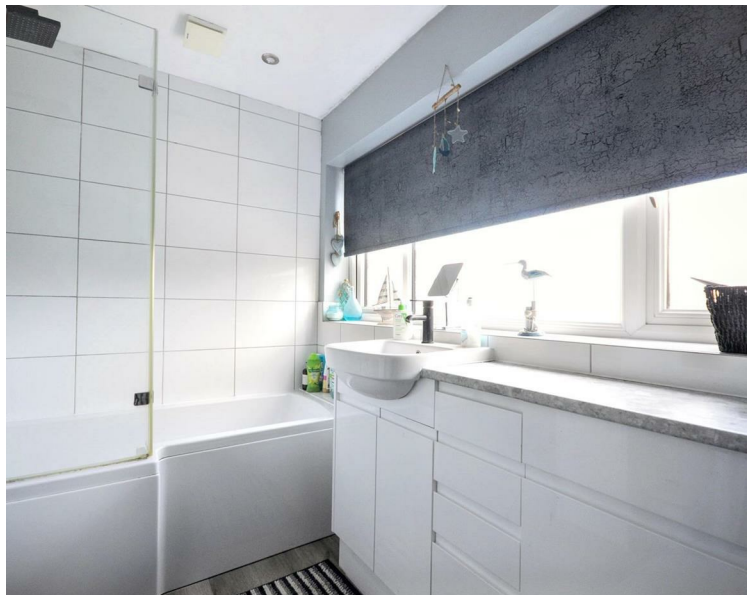
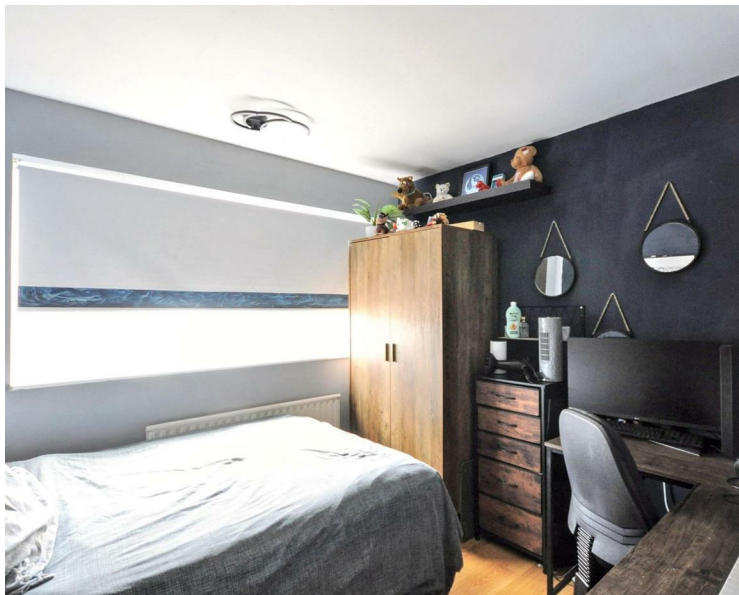
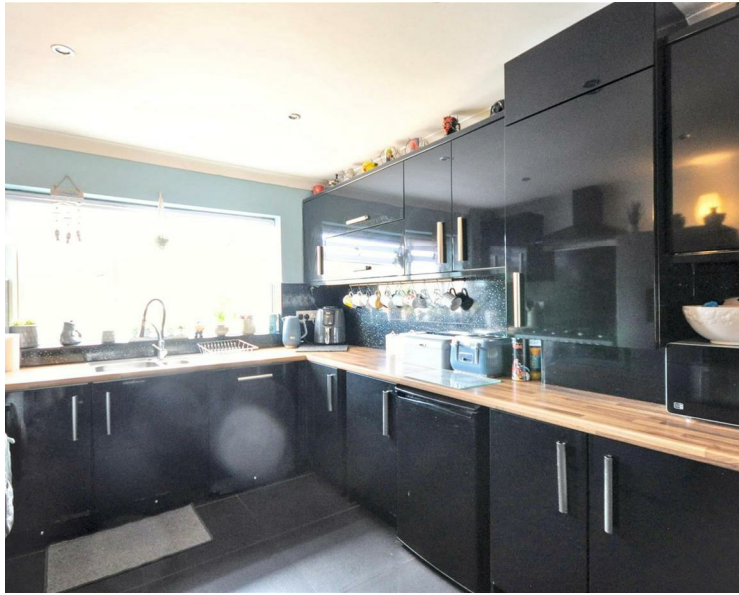
Services

Mains gas, water, electricity and drainage.

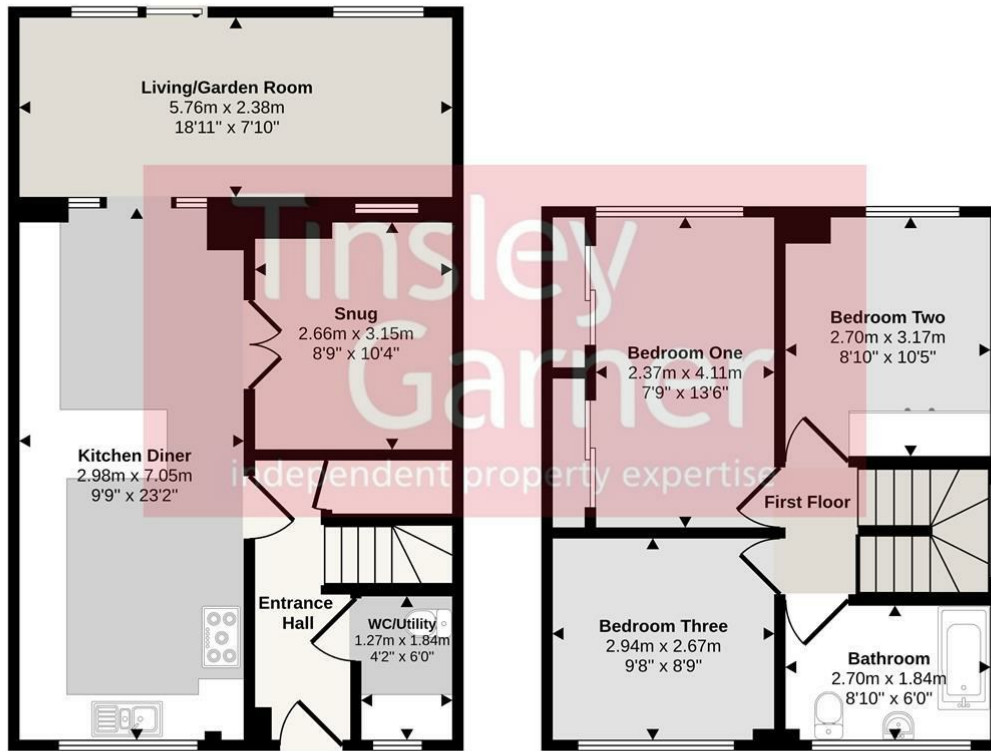
Gas combi central heating.

Viewings

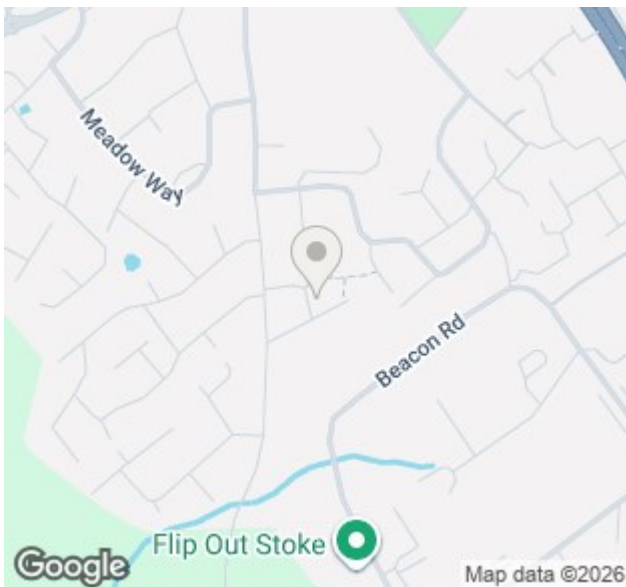
Strictly by appointment via the agent.



Approx Gross Internal Area
96 sq m / 1034 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	69	82
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	55	69
EU Directive 2002/91/EC		