



5, Heathfield Avenue, Stone, ST15 0HD



£285,000

A sensibly priced mature detached family home set within a quiet cul-de-sac location on the popular 'Cherryfields' development. Are you seeking a property that the family can grow into? well look no further...this house offers great space both inside & out with accommodation comprising: entrance porch, hallway, living room, dining room, fitted kitchen, rear hallway, guest cloakroom, store room and integral garage. To the first floor there are three double bedrooms, a single bedroom, and a family bathroom. Also benefitting from Upvc double glazed windows and doors, gas central heating, ample off road parking, and a good size enclosed rear garden. All of this within walking distance of Stone town centre and conveniently located for quick access to commuter routes.

NO UPWARD CHAIN - Early viewing essential.



01785 811 800

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



Entrance Porch

Two Upvc double glazed front doors with side windows open to the porch. With quarry tile floor, wall light and further Upvc obscure double glazed door with matching side panel opening to the hallway.

Reception Hall

Offering two wall lights, radiator and under stairs storage cupboard.

Access to the living room, kitchen and first floor stairs.

Living Room

A spacious reception room offering a Upvc double glazed window to the front elevation, Adams style fire surround with marble back, hearth and inset living flame gas fire. Ceiling coving, two wall lights, radiator, TV connection and glazed double doors opening to the dining room.

Dining Room

With Upvc double glazed window overlooking the rear garden, ceiling coving, radiator and doorway to the kitchen.

Kitchen

Fitted with a range of oak door fronted wall and floor units, under wall unit lighting, marble effect work surfaces, tiled splash-backs and inset composite 1 1/2 bowl sink and drainer with mixer tap. Upvc double glazed window to the rear aspect, larder cupboard, radiator, planked oak effect vinyl flooring and doorway to the rear hall. With space for a free standing gas cooker, plumbing for a washing machine, under work surface space for a fridge.

Rear Hall

With tiled floor, Upvc obscure double glazed external door to the side elevation, and doorways to the guest cloakroom, store/boiler room and integral garage.

Guest Cloakroom

Fitted with a white suite comprising: low level push button WC and wall mounted wash hand basin with chrome taps. Part tiled walls, Upvc obscure double glazed window to the rear aspect and tiled floor.

Store / Boiler Room

With wall mounted Baxi 400 gas central heating boiler, lighting, power sockets and space for an upright fridge freezer.

First Floor

Stairs & Landing

With loft access.

Bedroom One

Offering an extensive range of fitted bedroom furniture, Upvc double glazed window to the front aspect and radiator.

Bedroom Two

With Upvc double glazed window overlooking the rear garden and radiator.

Bedroom Three

A third double bedroom offering a Upvc double glazed window to the front of the property, radiator, and built-in sliding door wardrobes and storage to one wall.

Bedroom Four

With Upvc double glazed window to the front aspect, storage cupboard and radiator.

Family Bathroom

Fitted with a white suite comprising: low level push button WC, 1200mm shower enclosure with Showerwall clad walls and Triton electric shower system, pedestal wash hand basin with chrome mixer tap. Upvc obscure double glazed window to the rear aspect, tiled walls, chrome towel radiator, vinyl flooring and airing cupboard housing the hot water cylinder.

Outside

The property is approached via a block paved driveway providing ample off road parking before an integral garage. The garage has an electric up & over panel door, Upvc obscure double glazed window to the side elevation, power and lighting.

Front

The front garden has a lawn, mature hedgerow and stocked flower beds. There is side access to the rear garden via a block paved pathway and wooden gate.

Rear

The good size enclosed rear garden offers an Indian stone pathway and patio, lawn, stocked flower bed and borders, timber fence panelling and a large greenhouse.

General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band E

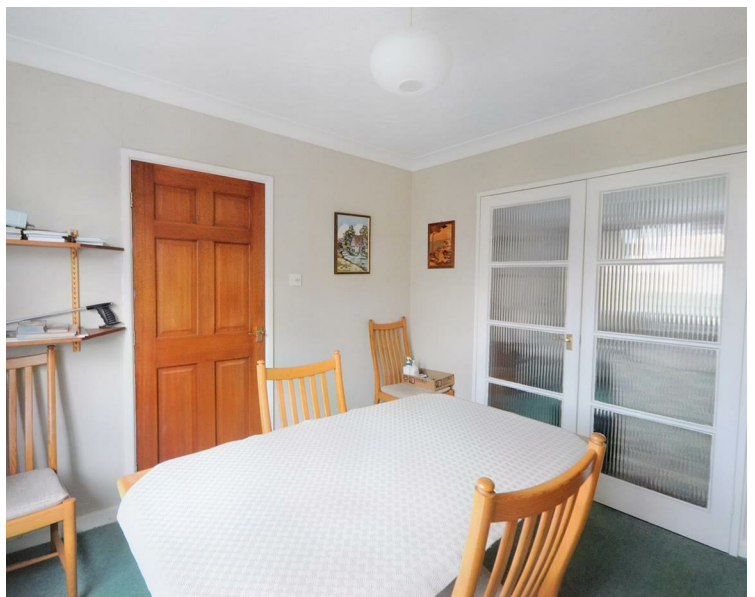
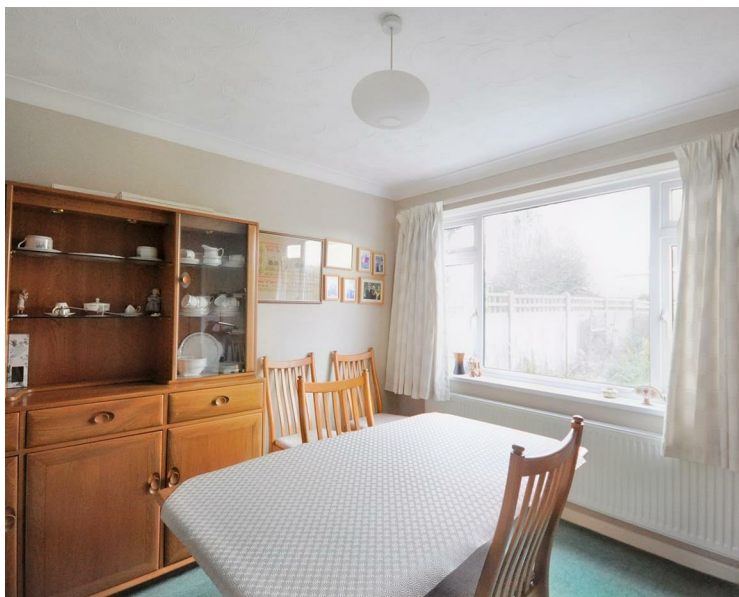
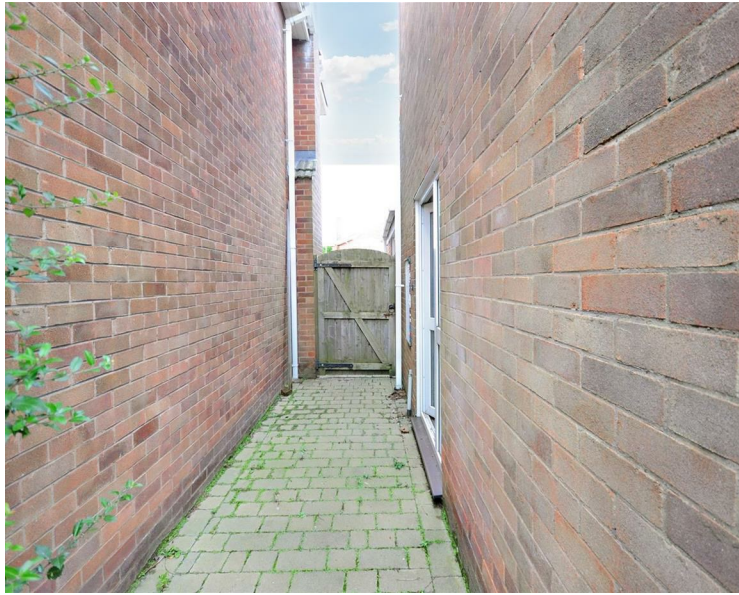
Services

Mains gas, water, electricity and drainage.

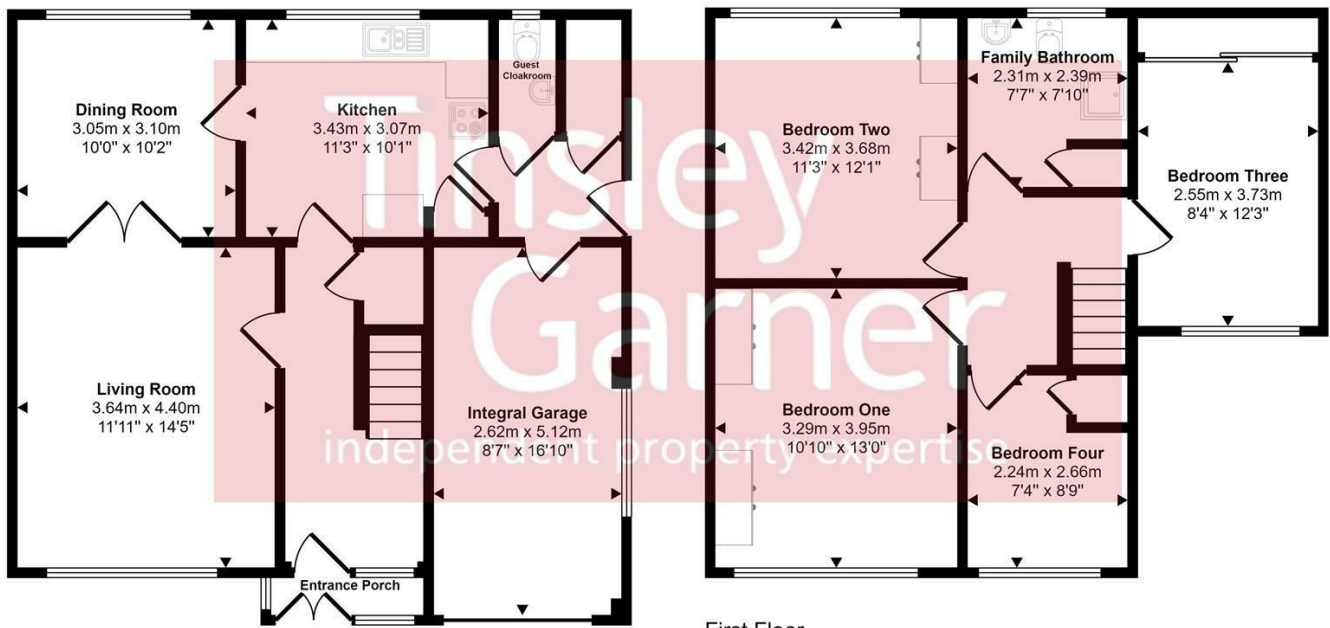
Gas central heating

Viewings

Strictly by appointment via the agent.



Approx Gross Internal Area
125 sq m / 1346 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		
	69	82
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		
	55	69
England & Wales	EU Directive 2002/91/EC	