



35, Redwood Avenue, Stone, ST15 0DB



Asking Price £270,000

A well presented, extended, mature linked-detached family home situated in a popular and sought after residential area approximately one mile from Stone town centre. Offering accommodation comprising: reception hallway, living room, spacious dining room, fitted kitchen, guest cloakroom, three bedrooms and a family bathroom. The property is approached via a tarmac driveway providing generous off road parking before a single garage, also benefitting from Upvc double glazed windows and doors, gas combi central heating and an enclosed mature rear garden. A lovely house in a quiet location with easy access to local schools and commuter routes.

Viewing Highly Recommended.



01785 811 800

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



Reception Hall

A composite part obscure double glazed front door with matching sidelight window opens to the reception hallway. With ceiling coving, exposed floorboards, two radiators, under stairs storage cupboard, doorways to the living room, dining room, kitchen and access to the first floor stairs.

Living Room

Offering a Upvc double glazed bay window and second window to the front of the property, beamed ceiling, two wall lights, brick feature wall with inset living flame gas fire and heath, radiator and carpet.

Dining Room

A spacious reception room with glazed double doors opening to the kitchen, ceiling coving, three wall lights, two radiators, carpet and Upvc double glazed window overlooking the rear garden.

Kitchen

A modern kitchen fitted with a range of white finish and solid wood wall and floor units, under wall unit lighting, solid oak block work surfaces, brick tile splash-backs and inset stainless steel sink and drainer with chrome swan neck mixer tap. Upvc double glazed sliding door opening to the rear garden, exposed floorboards and radiator.

Appliances including gas hob with extractor fan above, integral electric oven and microwave. With plumbing for a dishwasher and space for an under work surface fridge.

Guest Cloakroom

Fitted with a white suite comprising: low level push button WC, vanity wash hand basin in storage unit with chrome mixer tap and tiled splash-back. Radiator and oak effect laminate flooring.

First Floor

Stairs & Landing

Traditional stained pine newel post, spindle and banister stairs lead to the landing with a Upvc obscure double glazed window , loft access and carpet.

Bedroom One

With Upvc double glazed window to the front aspect, built-in wardrobe, radiator and carpet.

Bedroom Two

A second double bedroom offering a Upvc double glazed window overlooking the rear garden, built-in wardrobe, radiator and carpet.

Bedroom Three

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

Bathroom

Fitted with a white suite comprising: pedestal wash hand basin with chrome taps, low level push button WC, standard bath, panel and shower rail with chrome twin shower head mixer tap. Upvc obscure double glazed window to the rear aspect, fully tiled walls, radiator and oak effect laminate flooring.

Outside

The property is approached via a tarmac driveway providing generous off road parking before a single garage.

The garage has a steel up and over door, power, lighting and rear access door. The garage is split in to two storage areas and a rear utility area with work surface, plumbing for a washing machine and space for additional appliances, it also houses the wall mounted Alpha Evoke 28 gas combi gas central heating boiler.

Front

The front garden has a lawn, flowerbed and tree.

Rear

The enclosed mature rear garden offers a paved patio area, lawn, well stocked shrub and tree flowerbeds and borders, two garden sheds and timber fence panelling.

General Information

For sale by private treaty, subject to contract.
Vacant possession on completion.
Council Tax Band C

Services

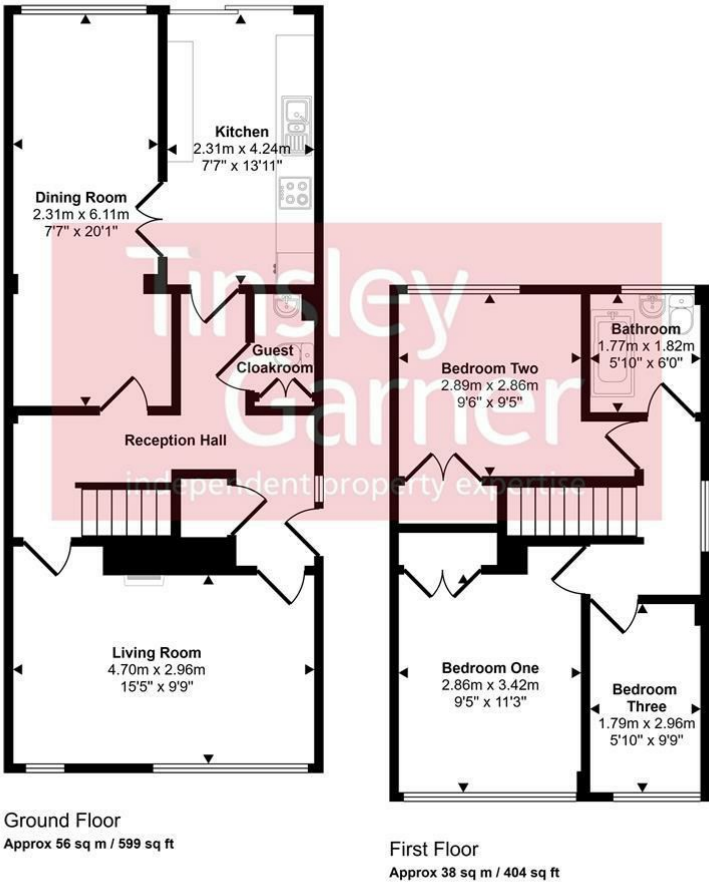
Mains gas, water, electricity and drainage.
Gas combi central heating

Viewings

Strictly by appointment via the agent.



Approx Gross Internal Area
93 sq m / 1003 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		
	60	76
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		
	39	69
England & Wales		
EU Directive 2002/91/EC		