Tinsley Garner
independent property expertise

Westlands, 40, Kibblestone Road, Oulton, Stone, ST15 8UJ

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Asking Price £550,000

A mature detached bungalow which offers space, privacy, and a world of possibilities, tucked away leafy corner in a sought-after village location just over a mile to the east of Stone. The property is well presented having recently been decorated throughout and offers generously proportioned accommodation which is all on one level, making it both spacious and accessible throughout. Step through the front door and you'll find: Two large reception rooms, a substantial kitchen with space for casual dining, separate laundry room, four well-sized bedrooms, en-suite shower room to the principal bedroom, guest shower room with potential to convert into a full wet room and a separate study/home office. Outside, the mature gardens offer a private retreat with gardens to all sides one of which borders the scenic Kibblestone Scout Camp, There is a detached double garage and ample parking for several vehicles. Located within strolling distance of the village primary school, church, and local pub, with open countryside quite literally beyond the garden gate—this is a home that truly combines village charm with excellent potential. Offered for sale with no upward chain.

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Enclosed Porch
With upvc double glazed outer door.

Entrance Hall
An welcoming reception area with upvc double glazed inner door, cloaks cupboard and store, access hatch to loft space. Radiator. We believe there may be a parquet wood block floor under part or all of the hall.

Lounge
A very spacious sitting room which features windows to two sides and French doors to the rear opening to the garden terrace. Stone built fireplace and plinth. TV aerial connection. Two radiators.

Dining Room
Window to the side of the bungalow. Radiator.

Breakfast Kitchen
A large kitchen with space for casual dining. The kitchen features an extensive range cupboards with gloss 70s style cabinet doors and coordinating Formica work surfaces with inset sink unit. Gas hob and eye level electric double oven. Fitted corner bench seat and space for a table. Windows to the front and side of the bungalow, enjoying lovely open views over farmland at the front. Radiator.

Laundry
Fitted base cupboard and sink unit, plumbing for washing machine and space for a dryer. Wall mounted 'Worcester' gas fired central heating boiler. Window to the rear and part glazed 'back door'.

Main Bedroom
With rear facing window overlooking the garden, built-in wardrobes to one wall and additional storage. Radiator.

En-Suite
Walk-in shower enclosure with thermostatic shower, pedestal basin & WC. Ceramic wall tiling to full height, rear facing window. Radiator.

Bedroom 2
A very generous double bedroom with rear facing window and built-in wardrobe. Radiator.

Bedroom 3
Double bedroom with rear facing window and built-in wardrobe. Radiator.

Bedroom 4
Double bedroom with rear facing window, built-in wardrobe and vanity unit with basin. Radiator.

Study / Bedroom 5
Ideal as a home office or occasional bedroom. Fitted desk unit and window to the front enjoying open views. Radiator.

Shower Room
A smart modern shower room with white suite featuring; walk-in shower enclosure with glass screen and thermostatic shower, pedestal basin & WC. Part ceramic tiled walls and tiled floor, chrome heated towel radiator. Window to the front of the bungalow.

Outside
Westlands is the 'last property in the village' and adjoins the fringe of Kibblestone Scout Camp along its eastern boundary. The property occupies a generous garden plot, set well back from the road with good frontage providing parking for several cars together with a detached 2 car garage. The gardens are mainly lawn with established borders formed by a variety of shrubs, trees & hedges. Fully enclosed lawn rear garden bordered by tall hedges with paved patio area across the rear of the bungalow. Space for storage to either side of the property.

General Information
Services; Mains gas, water, electricity & drainage. Mains gas central heating with recently installed Worcester boiler

Council Tax Band G

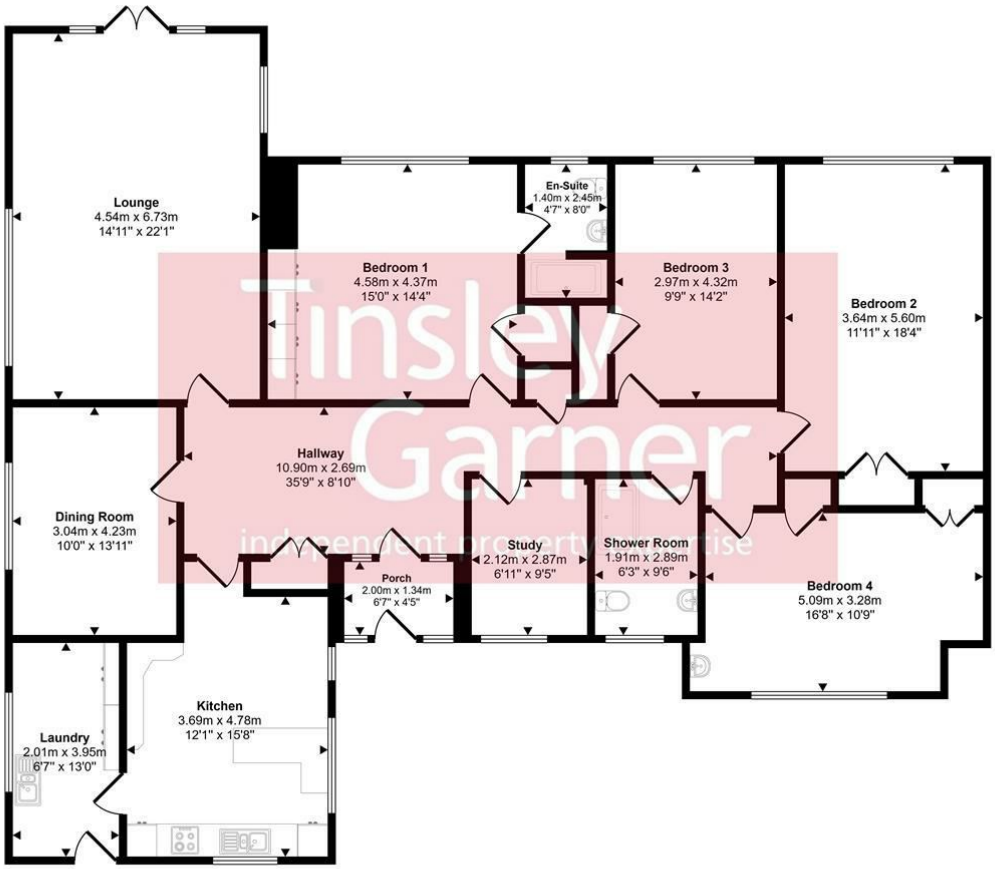
Tenure; Freehold

Viewing by appointment

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

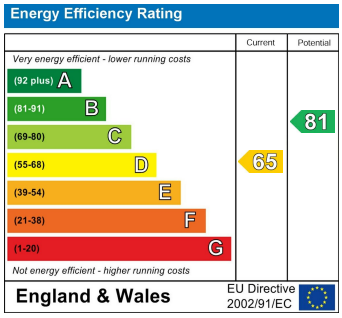
WILLOW GREEN

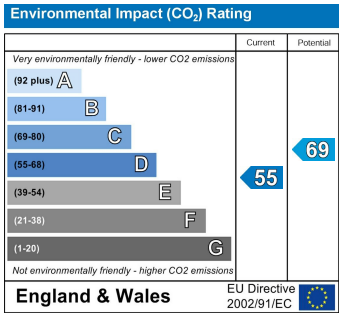
Approx Gross Internal Area
194 sq m / 2083 sq ft



Floorplan

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.





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