



4, Darwin Close, Stone, ST15 8GR



Asking Price £225,000

A smart & stylish modern semi in a quiet cul-de-sac location on the edge of the ever-popular Whitebridge development. The house has been upgraded by the present owners including a new kitchen and bathroom and offers well proportioned accommodation featuring; hallway and the essential downstairs loo, lounge with patio windows opening to the rear garden, modern fitted kitchen with integrated appliances, two generous double bedrooms & updated bathroom. Step outside and you will discover sunny low maintenance rear garden with plenty of space for outdoor living and off road parking for two cars. All in all a super house in a great location, within easy reach of Stone town centre and close to the canal tow path for those of you seeking an escape to the country. ideal as a first-time buy, retirement or investment property.





### Porch



### Council Tax Band C



### Tenure: Freehold

### Viewing by appointment

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

### Cloakroom & WC

Fitted with a white suite comprising: WC and wash basin.  
Radiator. Window to the side of the house.

### Lounge

13'7" x 11'6"

A good size living room which has space for a small dining table.  
Sliding patio windows to the rear of the house opening to the rear garden, traditional style fireplace with marble inset & hearth and living flame gas fire. TV aerial connection. Radiator.

### Kitchen

8'8" x 8'8"

A smart & stylish upgraded kitchen which features an extensive range of wall and base cupboards with painted effect cabinet doors and coordinating wood effect work surfaces with inset sink unit. Fitted appliances comprise: stainless steel gas hob with matching extractor hood and glass splash panel and built-under double oven, plumbing for washing machine and housing for an upright fridge / freezer. Part ceramic tiled walls and wood effect flooring. Window to the front of the house. Radiator.

### Landing

With access hatch to loft space

### Bedroom 1

11'7" x 9'5"

Double bedroom with window to the rear of the house. Radiator.

### Bedroom 2

13'7" x 8'6"

Double bedroom with window to the front of the house, recess for wardrobe. Radiator.

### Bathroom

The bathroom has been upgraded and features a white suite with Jacuzzi bath with thermostatic shower over and glass shower screen, vanity basin and enclosed cistern WC. Part ceramic tiled walls. Window to the side of the house. Radiator.

### Outside

Driveway parking to the front of the house with space for two cars. Sunny south-west facing rear garden with raised planted borders, gravel beds and large paved patio area. Wooden garden store / summer house.

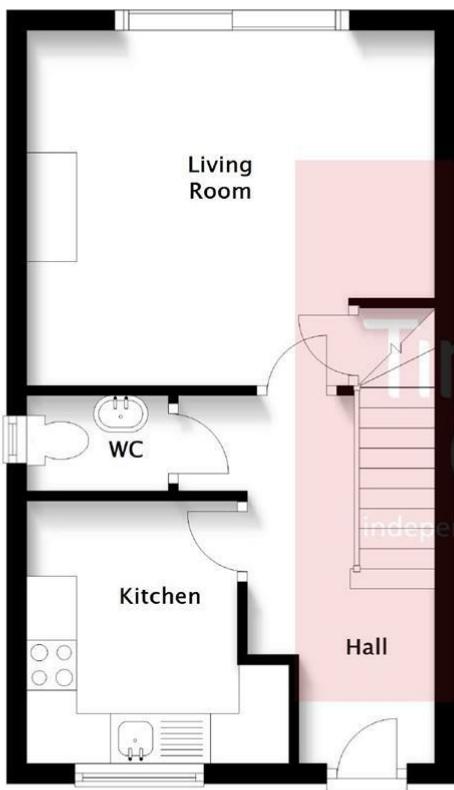
### General Information

Services Mains gas, water, electricity & drainage. Gas central heating.



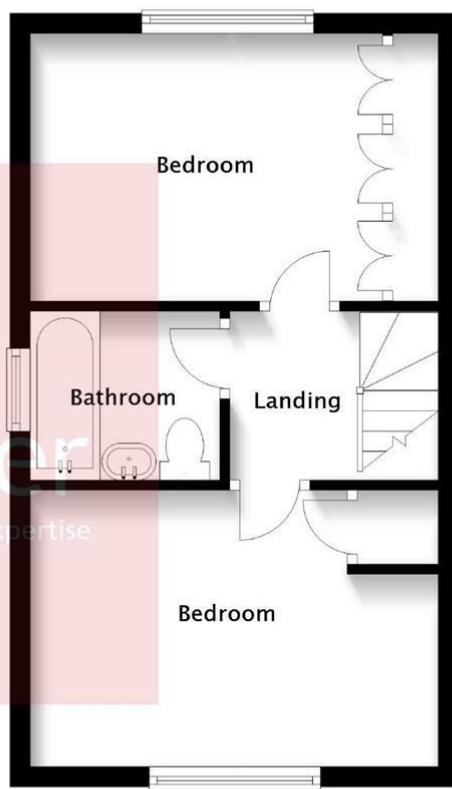
## Ground Floor

Approx. 29.9 sq. metres (321.8 sq. feet)



## First Floor

Approx. 29.9 sq. metres (321.6 sq. feet)



Total area: approx. 59.8 sq. metres (643.4 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		
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		