



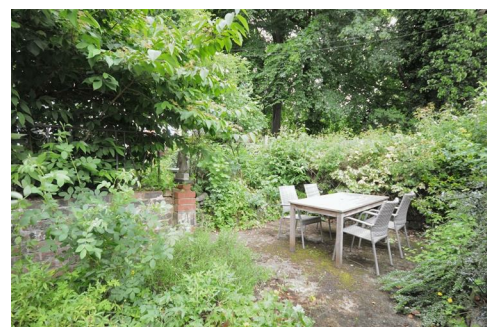
49, The Avenue, Stone, ST15 8DG



**Asking Price £550,000**

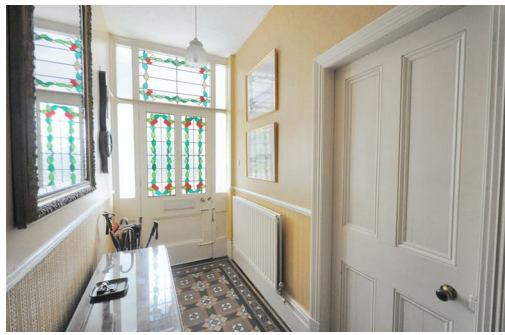
A Victorian house set in a prime position within arguably one of the best addresses in Stone. A large traditional semi-detached property offering a number of period features with spacious and flexible accommodation including; reception hallway with original Minton tile floor, sitting room, living room, garden room, dining room, breakfast kitchen, separate utility, guest cloakroom and cellar. To the first floor there are four bedrooms, en-suite bathroom to the main bedroom, and a family bathroom. Also benefitting from a good size south west facing courtyard garden, detached garage and gas central heating. A lovely family home in a superb location.

Early viewing essential - No upward chain



01785 811 800

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



### Reception Hall

A period part obscure, leaded and stained front door with matching surrounding windows opens to the impressive reception hallway. With ornate ceiling coving and rose, original Minton tile floor, two radiators and central heating thermostat. Doorways to the sitting room, living room, dining room, guest cloakroom, cellar, and stairs to the first floor accommodation.

### Sitting Room

A large reception room with sash bay window to the front elevation, Adams style fire surround with marble back, hearth and open fire grate, ornate ceiling rose and coving, radiator and carpet.

### Living Room

With ornate ceiling coving and rose, window and doorway to the garden room, radiator and carpet.

### Garden Room

Offering windows overlooking, and french doors opening to, the rear garden. Radiator and tiled floor.

### Dining Room

Open plan to the garden room with doorways to the breakfast kitchen and hall, tiled floor and radiator.

### Breakfast Kitchen

A split level kitchen fitted with a range of wall and floor units, under wall unit lighting, contrasting work surfaces with tiled splash-backs and underset ceramic 1 1/2 bowl sink with chrome swan neck mixer tap. Archway, quarry tile floor, two radiators, two windows and external door to the side aspect, doorway to the utility.

Appliances include: Integral dishwasher. There is an Aga range but it is not in working order.

### Utility

Matched to the kitchen with same colour wall and floor units, contrasting work surfaces with upstands and Belfast ceramic sink with chrome mixer tap. Windows to the side and rear elevations, quarry tile floor and floor mounted Glow-worm Hide away gas central heating boiler.

Appliances including; electric ceramic hob with extractor hood and light above, integral electric oven. With plumbing for a washing machine and space for an American style upright fridge freezer.

### Guest Cloakroom

Fitted with a white suite comprising: WC and wall mounted wash hand basin with chrome taps. Half tiled walls, radiator, obscure window to the side aspect and tiled floor

### Cellar

Brick steps lead down to a standing height good size cellar with lighting and stillage.

### First Floor

### Stairs & Landing

A panelled stairwell with traditional stained spindles, newel posts and banister stairs lead to a galleried landing. With carpet

throughout, skylight window, two radiators and airing cupboard housing the hot water storage cylinder.

### Bedroom One

With sash bay window to the front of the property, fitted wardrobes and storage to one wall, ceiling rose, radiator, carpet and archway to the en-suite bathroom.

### En-suite Bathroom

Fitted with a white suite comprising: freestanding roll-top bath with Victorian style showerhead mixer tap, pedestal wash hand basin, WC, shower enclosure with twin head mains fed thermostatic shower system. Fully tiled walls, radiator, sash obscure glazed window to the front elevation and tiled floor.

### Bedroom Two

Offering a sash window overlooking rear garden, built-in wardrobe and storage to one wall, ornate ceiling coving, pedestal wash hand basin with tiled splash-back, radiator and carpet.

### Bedroom Three

Presently used as a reading room with large picture window to the rear aspect, two radiators and carpet.

### Bedroom Four

With sash window to the side of the property, built-in wardrobe, carpet and radiator.

### Family Bathroom

Fitted with a white suite comprising: WC, pedestal wash hand basin, standard bath and panel with shower screen and Victorian style showerhead mixer tap. Recessed ceiling light, loft access, fully tiled walls, chrome towel radiator, sash obscure glazed window to the side elevation and carpet.

### Outside

#### Front

With low boundary front wall, stocked shrub and flowerbed, pathway and archtop open porch with original Minton tiled floor before the front door.

#### Rear

The tiered courtyard south west facing rear garden offers; walled boundaries, pathways and patio areas, stocked borders and flowerbeds, a brick built store, doorway to the detached garage and a rear access gate to the garden. The garage has a steel up and over door, light and power.

### General Information

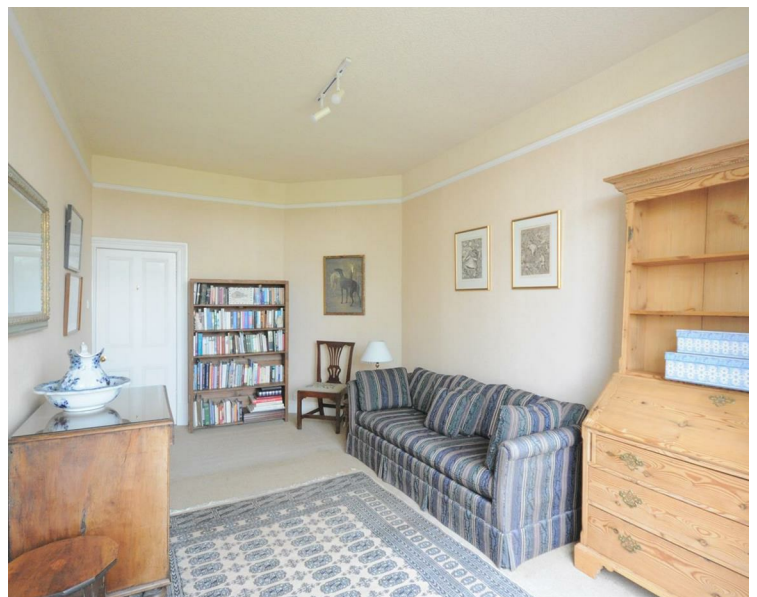
For sale by private treaty, subject to contract.  
Vacant possession on completion.  
No upward chain.

### Services

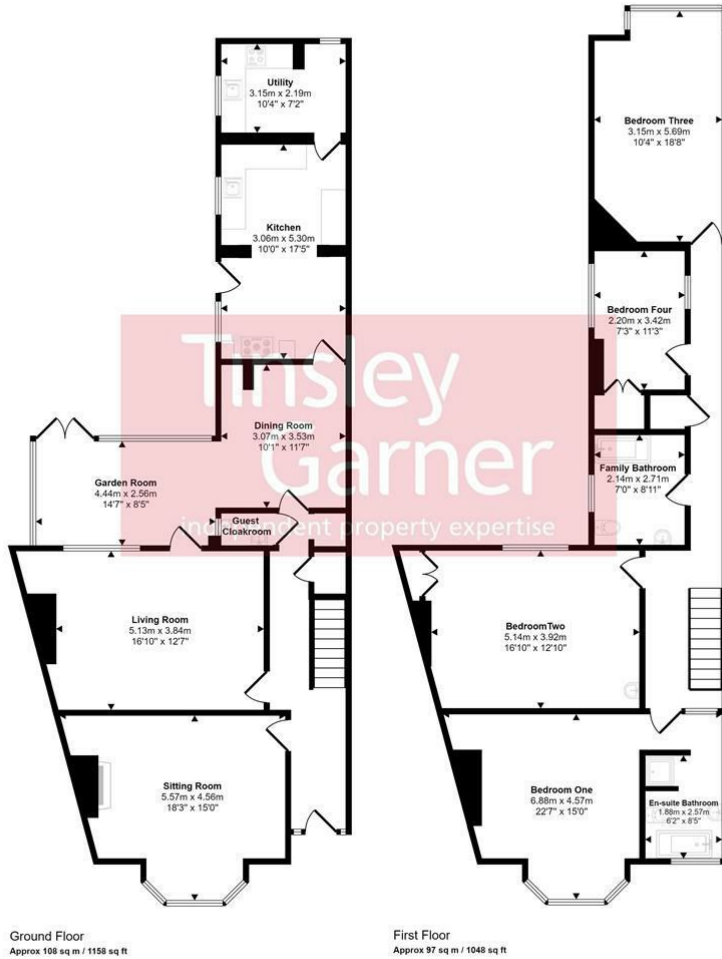
Mains gas, water, electricity and drainage.  
Gas central heating.  
Council Tax Band F

### Viewings

Strictly by appointment via the agent.



Approx Gross Internal Area  
205 sq m / 2206 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			
		49	78
England & Wales		EU Directive 2002/91/EC	

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			
		39	69
England & Wales		EU Directive 2002/91/EC	