Tinsley Garner
independent property expertise



1a, Edward Street, Stone, ST15 8HN

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Asking Price £255,000

1A Edward Street – A Terraced Cottage Like No Other! Fully renovated with off-road parking, this outstanding terraced cottage truly raises the bar for modern living. One day, all terraced houses will be made this way! Behind the modest front door of 1A Edward Street lies a home that is, quite simply, one in a million. The property has undergone a complete “back to brick” restoration, creating what is effectively a brand-new house within its original characterful walls. Beautifully presented throughout, the accommodation includes a spacious living room, a stylish kitchen fitted with a full range of integrated appliances, a separate utility room, and a convenient downstairs cloakroom. Upstairs, there are two double bedrooms — the main bedroom enjoys a luxurious en-suite bathroom, while the guest bedroom also benefits from its own private en-suite. Outside, a small patio area provides the perfect spot to sit and enjoy the sunshine. And while the house doesn’t come with its own tennis court or bowling green, you’ll find both just across the road in the lovely Stonefield Park.







01785 811 800

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Entrance Hall
Reception area with composite part glazed front door and feature glass wall between the hall and sitting room.

Sitting Room
Window to the front of the house with views out towards Stonefield Park. Fitted plantation shutter.

Kitchen
A super stylish contemporary kitchen which features an extensive range of wall & base cupboards with coloured cabinet doors, coordinating quartz work surfaces with inset sink unit and smoked mirrored splashbacks. Integrated appliances comprise; ceramic electric hob with concealed extractor, fully integrated dish washer, fridge and freezer. Window to the side of the house with plantation shutter and vinyl flooring. Utility area with space to accommodate a washer and dryer concealed by cabinet doors.

Cloaks & WC
White suite comprising; vanity basin and enclosed cistern WC. Wood effect tile floor.

Stairs & Landing
Oak staircase with glass balustrade and feature stone effect tiling to the stair wall.

Bedroom 1
Dual aspect double bedroom with windows overlooking Stonefield Park

En-Suite Bathroom
Stylish white suite comprising' 'P-shape' shower bath with glass screen and thermostatic rain shower, vanity basin and enclosed cistern WC. Recessed shelving with concealed lighting, wood effect ceramic tile floor.

Bedroom 2
Double bedroom with window to the side of the house.

En-Suite Shower Room
White suite comprising; shower enclosure with glass screen and thermostatic rain shower, vanity basin & enclosed cistern WC. Tiled shower enclosure and tiled wood effect floor. Window to the rear of then house.

Outside
Small paved patio area to the rear with space to accommodate a bistro table and a BBQ. Off road parking for 1 average size or possibly 2 small cars. The lovely Stonefield Park is literally across the road from the house, where you will find tennis courts, bowling green and a pay area for small children.

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

Tenure; Freehold

Council Tax Band

Viewing by appointment

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





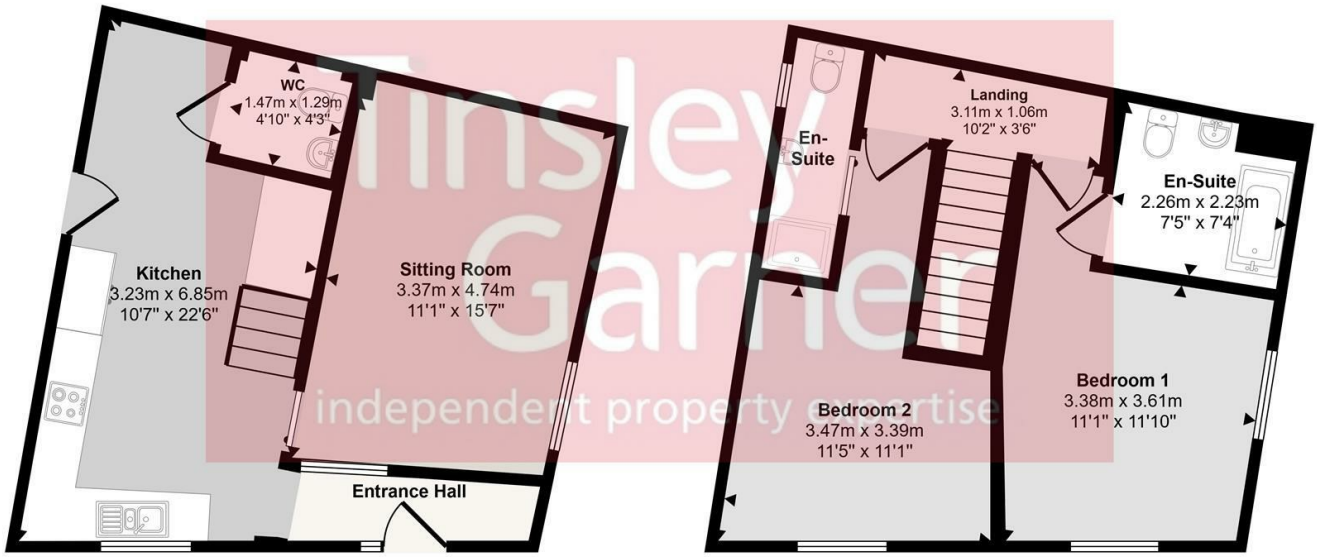








Approx Gross Internal Area
80 sq m / 863 sq ft



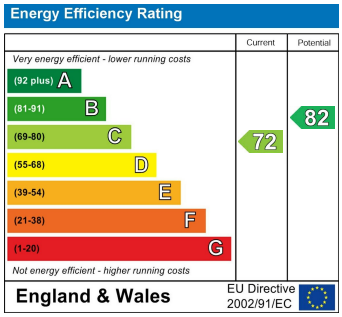
Ground Floor
Approx 40 sq m / 430 sq ft

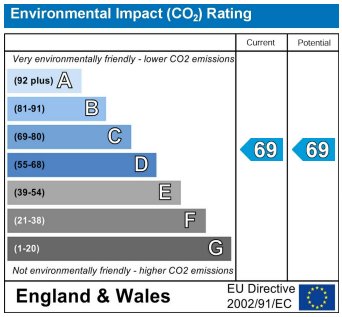
First Floor
Approx 40 sq m / 433 sq ft

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.









enquiries@tgprop.co.uk 01785 811 800