



Indalo, Highlows Lane, Yarnfield, Stone, ST15 0NP



**Asking Price £625,000**

A detached family home nestled in a quiet and prime location on the edge of Yarnfield village. This property occupies a generous size plot with beautifully maintained gardens to both front and rear and offers well presented and spacious accommodation including: reception hallway, guest cloakroom, living room, dining room, conservatory, breakfast kitchen and separate utility. The first floor offers four double bedrooms with an ensuite shower room to the main bedroom plus a family bathroom. The property is approached via a gravelled carriage driveway providing generous off road parking before an integral double garage, there is access to additional parking within the rear garden.

A lovely property set in a peaceful village location just a few miles from Stone town centre and close to commuter routes. Viewing highly recommended.



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



#### Reception Hall

A composite part obscure double glazed front door with matching side window opens to the reception hallway. With ceiling coving, radiator, oak finish laminate flooring, doorways to the guest cloakroom, living room, dining room, breakfast kitchen and access to the first floor stairs.

#### Guest Cloakroom

Fitted with a white suite comprising; low level push button WC and vanity wash hand basin with storage unit and chrome mixer tap. Recessed ceiling light, uPVC obscure double glazed window to the front elevation and oak finish laminate flooring.

#### Living Room

A spacious reception room offering a feature inglenook fireplace with wooden mantle, tiled hearth and inset wood burning stove, Ceiling coving, uPVC double glazed window to the front aspect and sliding door opening to the rear patio and garden, two wall lights, radiator, TV connection and carpet.

#### Dining Room

Offering an aluminium double glazed sliding door opening to the conservatory, ceiling coving, radiator, oak finish laminate flooring and archway to the breakfast kitchen.

#### Conservatory

A lovely additional reception area ideal for entertaining family and friends or chilling out whilst enjoying the views across the rear garden. A uPVC double glazed panel construction conservatory offering a vaulted roof with fan/light fitting, two sets of French doors, oak finish laminate flooring and TV connection.

#### Breakfast Kitchen

Fitted with a range of gloss cream finish wall and floor units, under wall unit lighting, block wood effect work surfaces with tiled splash-backs and inset stainless steel sink and drainer with brushed chrome swan neck mixer tap. Radiator, uPVC double glazed window to the rear aspect, tiled floor and doorway to the utility.

With space for a free standing gas cooker, fitted stainless steel extractor hood with light above.

#### Utility

Fitted with gloss white finish wall and floor units, block wood effect work surfaces with tiled splash-backs and inset stainless steel 1 1/2 bowl sink and drainer with chrome mixer tap. Tiled floor, two uPVC double glazed windows and part obscure glazed external door opening to the rear garden, doorway to the integral garage.

With wall mounted Glow Worm Ultra Com 30hxi gas central heating boiler, plumbing for both a washing machine and dishwasher, space for an upright American style fridge freezer.

#### First Floor

##### Stairs & Landing

Traditional white painted spindle, newel post and banister stairs lead to a large galleried landing. With carpet throughout, two uPVC double glazed windows to the front aspect, radiator and airing cupboard housing the hot water storage cylinder.

##### Bedroom One

Offering extensive fitted wardrobes and storage, two uPVC double glazed windows to the front elevation, radiator, carpet and doorway to the ensuite shower room.

##### Ensuite Shower Room

Fitted with a white suite comprising: low level push button WC, vanity wash hand basin with storage unit and chrome mixer tap, corner shower enclosure with mains fed thermostatic shower system. Fully tiled walls, uPVC obscure double glazed window to the side aspect, radiator and carpet.

##### Bedroom Two

Presently used as a games room offering two Velux skylight windows, radiator and carpet.

##### Bedroom Three

With two uPVC double glazed windows overlooking the rear garden, fitted wardrobes and storage to one wall, radiator and carpet.

##### Bedroom Four

A fourth double bedroom with uPVC double glazed window overlooking the rear garden, fitted wardrobes and storage to one wall, radiator and carpet.

##### Family Bathroom

Fitted with a suite comprising: WC, bidet, corner jacuzzi bath and panel with chrome shower head mixer tap, vanity wash hand basin with storage unit and chrome mixer tap, oversize shower enclosure with mains fed thermostatic shower system. Fully tiled walls, uPVC obscure double glazed window to the rear aspect, radiator and carpet.

##### Outside

The property is approached via a gravel carriage driveway providing generous off road parking before an integral double garage. There is plenty of additional parking via gates opening to the rear garden.

The garage has an electric steel up and over door power, lighting and uPVC double glazed window to the side aspect.

##### Front

The front garden offers stocked flower beds and borders, mature trees and hedgerows. There is an open porch with quarry tiled step and lighting before the front door, also side access to the rear garden via a wooden gate and pathway.

##### Rear

The superb enclosed and private rear garden offers paved pathways and patios, an impressive brick built wood burner, large rolling lawn, an array of stocked flower beds and borders, external lighting, a tree lined backdrop and storage shed.

##### General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band F

##### Services

Mains gas, water, electricity and drainage.

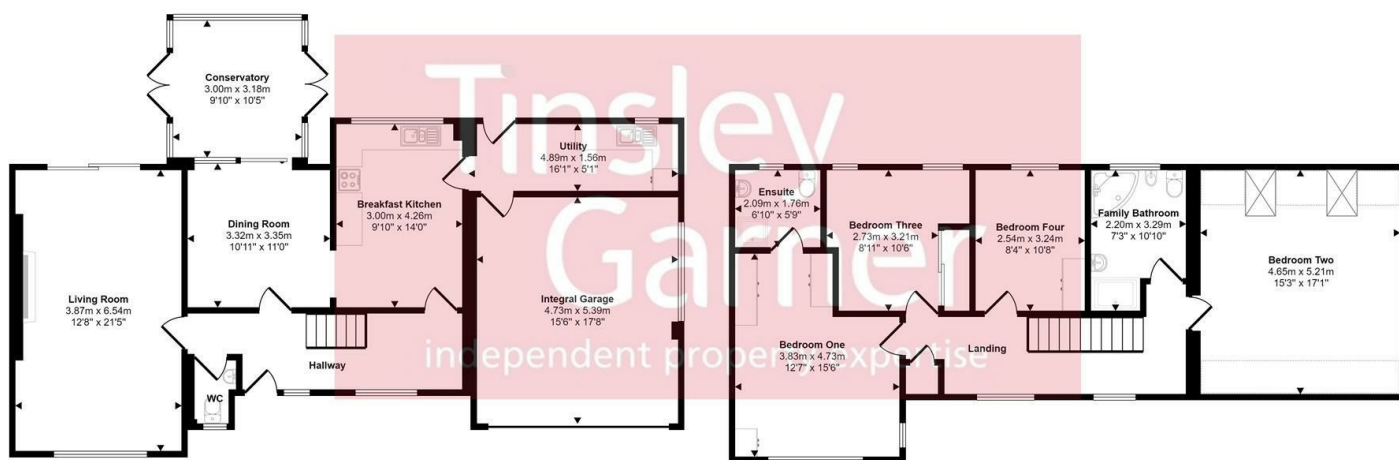
Gas central heating

##### Viewings

Strictly by appointment via the agent.



Approx Gross Internal Area  
186 sq m / 2107 sq ft



Ground Floor  
Approx 109 sq m / 1177 sq ft

First Floor  
Approx 86 sq m / 931 sq ft

Denotes head height below 1.5m

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			
<b>England &amp; Wales</b>	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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		