



4, Cressey Close, Stone, ST15 8ZT



Asking Price £420,000

A detached family house tucked away in a tiny cul-de-sac on the edge of this ever-popular residential suburb. This house is a gem, having been extensively updated, upgraded and re-modelled by the current owner to form a comfortable family home catering for every need of modern family life. Presented to a high standard throughout, the property offers spacious accommodation with welcoming hallway, guest cloakroom, large sitting room and open plan dining kitchen with French doors leading off to a garden room extension. Ascend the wooden hill and you will find an elegant sufficiency of four bedrooms with en-suite shower room to the main bedroom and a family bathroom. The gardens are equally attractive, with lawn extending across the rear and side of the house, complemented by several outside seating areas providing plenty of opportunity to enjoy sunshine throughout the day. A super house in a great location, easily accessible to the canal tow path and the town centre.



01785 811 800

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



Entrance Hall

Welcoming reception area which features a contemporary style part glazed front door and wood effect Karndean flooring which flows throughout the ground floor with the exception of the lounge. Staircase to the first floor landing with storage below. Radiator.

Cloakroom & WC

With white suite comprising: WC and hand basin in vanity cupboard. Radiator.

Lounge

A bright and spacious sitting room which has windows to the front and side and French doors to the rear opening to the garden. Chimney breast with stone fireplace and hearth with electric flame effect fire. Two radiators.

Open Plan Dining Kitchen

A fabulous open plan kitchen with space for a family size dining table. The room has been re-modelled by the current owner featuring an extensive range of wall and base cupboards and peninsula unit with contemporary style white cabinet doors and coordinating work surfaces with inset sink unit. Fitted appliances comprise: ceramic induction hob with splash panel and matching extractor hood, eye level electric double oven inset stainless steel refrigerator / freezer and plumbing for dish washer. Utility cupboard with plumbing for washing machine and space for a dryer. Window to the front of the house and two sets of French doors to the side, one opens through to the garden room and the second directly to the patio, making a super inside / outside living space. Radiator.

Garden Room

A super addition to the house which offers year-round living space. Built on a brick base with upvc double glazed windows and French doors opening to the garden, solid insulated roof with skylight window.

Landing

Access hatch to boarded loft space with pull-down ladder. Airing cupboard housing the 'Powermax' gas fired central heating boiler.

Main Bedroom

Spacious double bedroom with built-in wardrobes to one wall. window to the front of the house. Radiator.

En-Suite Shower Room

Featuring a white suite comprising: shower enclosure with glass screen and thermostatic shower, vanity basin and enclosed cistern WC. Part ceramic tiled walls and tiled floor. Chrome heated towel radiator.

Bedroom 2

Double bedroom with window to the rear of the house. Built-in wardrobe. Radiator.

Bedroom 3

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

Bedroom 4

Generous single bedroom with window to the side of the house. Radiator.

Bathroom

Fitted with a modern white suite comprising; bath with glass screen and shower attachment, vanity basin & WC. Part ceramic tiled walls and tiled floor, chrome heated towel radiator. Window to the rear of the house.

Outside

We reckon this is one of the most surprising gardens you will find anywhere on the Whitebridge development. The gardens extend to three sides, featuring a lawn area with established borders formed by a variety of shrubs and trees, wooden sun deck, paved patio and a cosy 'hidden' patio with space for a shed. Driveway parking and a single garage with up and over door.

General Information

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

Council Tax Band D

Tenure: Freehold

Viewing by appointment

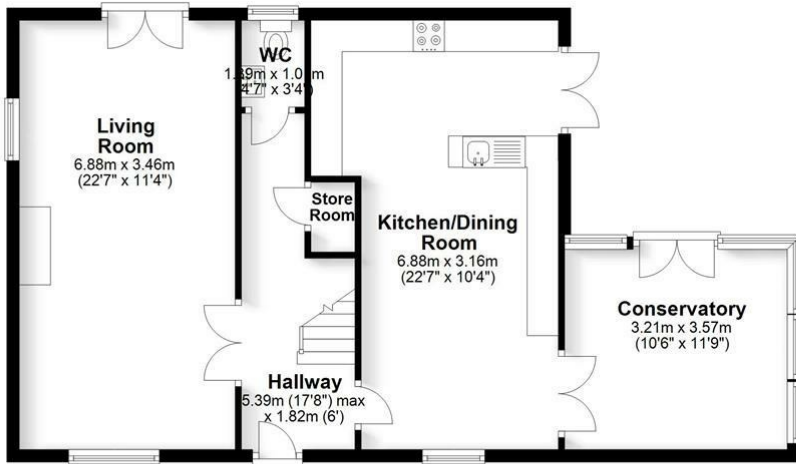
For sale by private treaty, subject to contract.

Vacant possession on completion



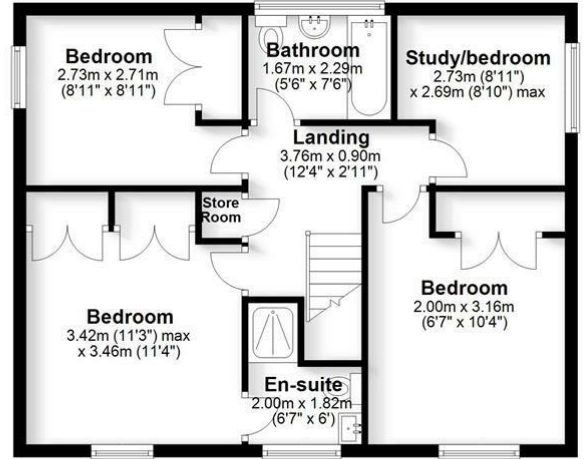
Ground Floor

Approx. 71.2 sq. metres (766.6 sq. feet)



First Floor

Approx. 59.5 sq. metres (640.0 sq. feet)



Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.

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 | | | |
| England & Wales | | 71 | 82 |
| | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | | |
| England & Wales | | 69 | 80 |
| | | EU Directive 2002/91/EC | |