



2, Ancestry Close, Stone, ST15 8QQ



**£355,000**

If you are seeking a pristine family home then you really should give this one serious consideration. Built in 2020, tastefully decorated and presented throughout with spacious accommodation including: reception hallway, living room, kitchen diner, guest cloakroom, four bedrooms with an ensuite shower room to the main bedroom plus a family bathroom. The property is approached via a block paved driveway providing off road parking for two vehicles before an integral garage, also benefitting uPVC double glazing, gas combi central heating and a delightful enclosed rear garden. Conveniently located within easy reach of Stone town centre, local schools, amenities and commuter routes.

Early Viewing Essential.



**01785 811 800**

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





### Reception Hall

A composite part obscure double glazed front door opens to the hallway. With feature wall panelling, scrubbed oak effect tiled floor, radiator with ornate surround, BT Open Reach connection, doorways to the living room, kitchen diner, guest cloakroom, integral garage and access to the first floor stairs.

### Living Room

A spacious and cosy reception room offering an Adams style fire surround with split tile back and sides, stone hearth and inset wood burning stove, uPVC double glazed French doors with side windows opening to the rear garden, built-in alcove storage and shelving, radiator, carpet, central heating thermostat and TV connection.

### Kitchen Diner

A lovely kitchen diner fitted with a range of gloss white finish wall and floor units, contrasting work surfaces with upstands, tiled splash-backs and inset ceramic 1 1/2 bowl sink and drainer with swan neck mixer tap. Recessed ceiling lights and pendant lighting to the dining area, two radiators, scrubbed oak effect tiled floor, uPVC double glazed window to the front aspect and French doors opening to the rear garden.

Appliances including: stainless steel 5 ring gas hob with stainless steel extractor hood and light over, integral electric oven and microwave, integral washing machine, dishwasher, fridge and freezer.

### Guest Cloakroom

Fitted with a white suite comprising: low level push button WC and pedestal wash hand basin with chrome mixer tap. Part tiled walls, radiator and scrubbed oak effect tiled floor.

### First Floor

#### Stairs & Landing

Traditional white painted spindle, newel post, and banister stairs lead to the landing. With storage cupboard, loft access and carpet throughout.

#### Bedroom One

Offering 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, pedestal wash hand basin with chrome mixer tap, oversize fully tiled shower enclosure with mains fed thermostatic shower system. Recessed ceiling lights, part tiled walls, chrome towel radiator, uPVC obscure double glazed window to the side aspect, extractor fan and tiled floor.

#### Bedroom Two

Offering a uPVC double glazed window to the front of the property, storage cupboard, radiator and carpet.

#### Bedroom Three

With part panelled wall, uPVC double glazed window to the rear aspect, radiator and carpet.

#### Bedroom Four

Offering a uPVC double glazed window to the rear elevation, radiator and carpet.

#### Family Bathroom

Fitted with a white suite comprising: centre fill bath and panel with chrome mixer tap, low level push button WC, pedestal wash hand basin with chrome mixer tap, oversize fully tiled shower enclosure with mains fed twin head thermostatic shower system. Recessed ceiling lights, part tiled walls, chrome towel radiator, uPVC obscure double glazed window to the rear elevation, shaver point, extractor fan and tiled floor.

#### Outside

The property is approached via a block paved driveway providing off road parking for two vehicles before an integral garage. The garage has a steel up & over door, lighting, power and wall mounted Ideal Logic Espi 30 gas combi central heating boiler.

#### Front

With open porch and coach light before the front door, Indian stone pathway, flowerbed and side access to the rear garden via a wooden gate.

#### Rear

The delightful enclosed rear garden offers Indian stone patio areas and pathways, lawn, timber fence panelling, garden shed, log and wheelie bin storage areas.

#### General Information

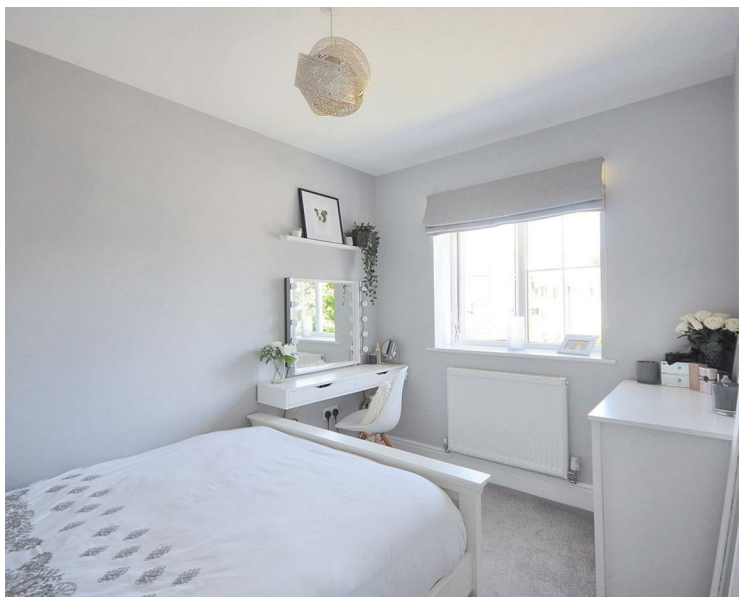
For sale by private treaty, subject to contract.  
Vacant possession on completion.  
Council Tax Band E

#### Services

Mains gas, water, electricity, and drainage.  
Gas central heating

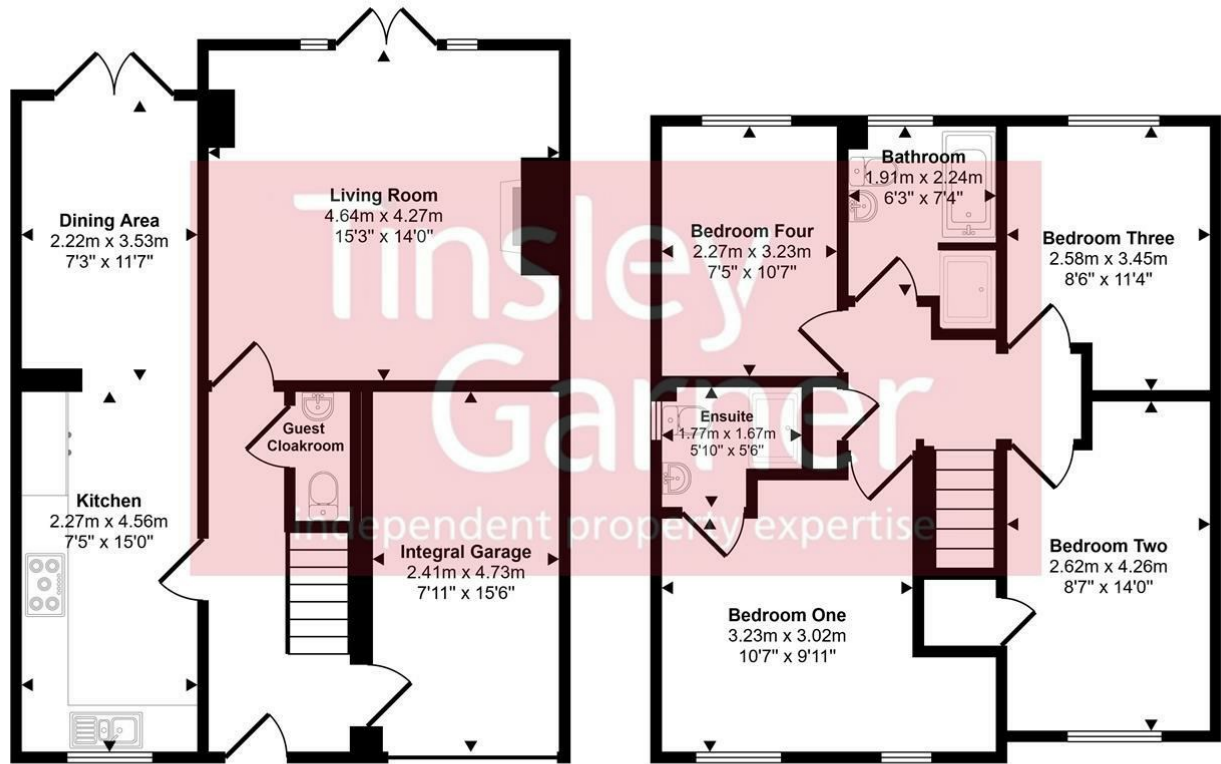
#### Viewings

Strictly by appointment via the agent.





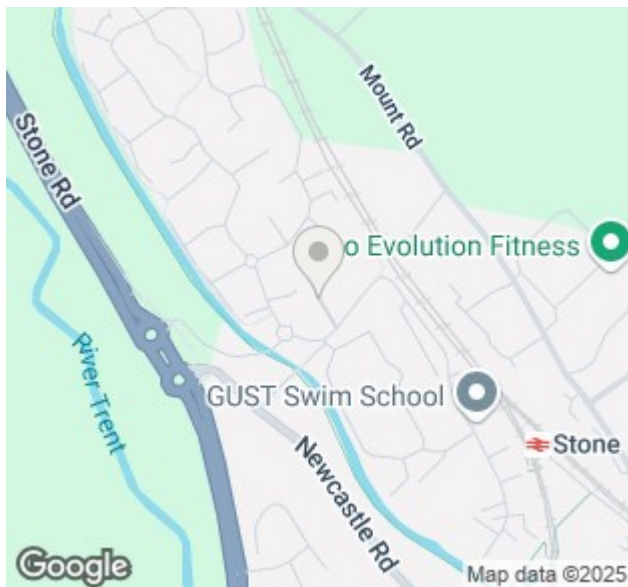
Approx Gross Internal Area  
118 sq m / 1273 sq ft




Ground Floor  
Approx 61 sq m / 661 sq ft

First Floor  
Approx 57 sq m / 612 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			93
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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 → 92
(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		
England & Wales		EU Directive 2002/91/EC 