



7, Horn Lane, Stone, ST15 0FH



Price

£460,000

A beautifully presented modern, energy efficient, detached family home set in a corner plot within a sought after development on the outskirts of Stone. Offering spacious and flexible accommodation comprising: reception hallway, living room, study, guest cloakroom, large kitchen diner, four bedrooms, ensuite shower room to the main bedroom and a family bathroom. The house is approached via a tarmac driveway providing off road parking for four cars before a detached double garage, also benefitting from an enclosed rear garden. A lovely house conveniently located with easy access to Stone town centre and commuter routes. Early Viewing Essential - Don't blink it it'll be gone!



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



Reception Hall

A composite part obscure double glazed front door opens to the hallway. With recessed ceiling lights, two uPVC double glazed windows to the front and rear elevations, tiled floor, radiator, under stairs storage cupboard and central heating thermostat. Doorways to the living room, kitchen diner, study / bedroom, guest cloakroom and access to the first floor stairs.

Living Room

A cosy reception room offering two uPVC double glazed windows to the front aspect and French doors with side windows opening to the rear patio and garden, two radiators, carpet, TV and BT Open Reach connections.

Kitchen Diner

Fitted with a range of light grey finish wall, floor and freestanding island units, contrasting block wood effect work surfaces with matching upstands, inset stainless steel 1½ bowl sink and drainer with chrome mixer tap. Three uPVC double glazed windows to the side and rear elevations plus French doors opening to the rear garden, recessed ceiling lights, radiator, tiled floor and wall cupboard housing a Logic H15 gas central heating boiler.

Integral appliances including: stainless steel gas hob with matching splash-back and extractor hood with light above, electric double oven, fridge, freezer, dishwasher and washing machine. Space for additional appliances.

Study / Bedroom

Offering two uPVC double glazed windows to the front and side aspects, radiator and oak finish laminate flooring.

Guest Cloakroom

Fitted with white suite comprising; low level push button WC and pedestal wash hand basin with tiled splash-back and chrome mixer tap. Recessed ceiling lights, chrome towel radiator, extractor fan and tiled floor.

First Floor

Stairs & Landing

Traditional white painted spindle, newel post and banister stairs lead to the landing. With carpet throughout, uPVC double glazed window to the rear of the property, loft access and cupboard housing the hot water storage system.

Bedroom One

With fitted wardrobes and storage to one wall, two uPVC double glazed windows, radiator, TV connection, 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, fully tiled

oversize shower enclosure with mains fed thermostatic shower system. Chrome towel radiator, uPVC obscure double glazed window, part tiled walls, tile effect vinyl flooring and extractor fan.

Bedroom Two

With two uPVC front and rear aspect double glazed windows, radiator and carpet,

Bedroom Three

With storage cupboard, uPVC double glazed window to the front of the property, radiator and carpet,

Bedroom Four

Offering two uPVC double glazed windows to the front and side aspects, radiator and carpet,

Family Bathroom

Fitted with white suite comprising: standard bath, panel and shower screen with chrome taps and mains thermostatic shower system above, low level push button WC, pedestal wash hand basin with chrome mixer tap. Part tiled walls, tile effect vinyl flooring, uPVC obscure double glazed window to the side aspect, extractor fan and chrome towel radiator.

Outside

The property is approached via a tarmac driveway providing off road parking for four cars before a double garage. The garage has two steel up and over doors, loft storage, side access door, power and lighting.

Front & Side

With a lawn frontage and side apron, hedgerows, trees and paved pathway to an open porch with coach light before the front door. There is side access to the rear garden via a pathway and wooden gate.

Rear

The enclosed rear garden offers a paved patio and pathway, lawn shrub borders and timber fence panelling.

General Information

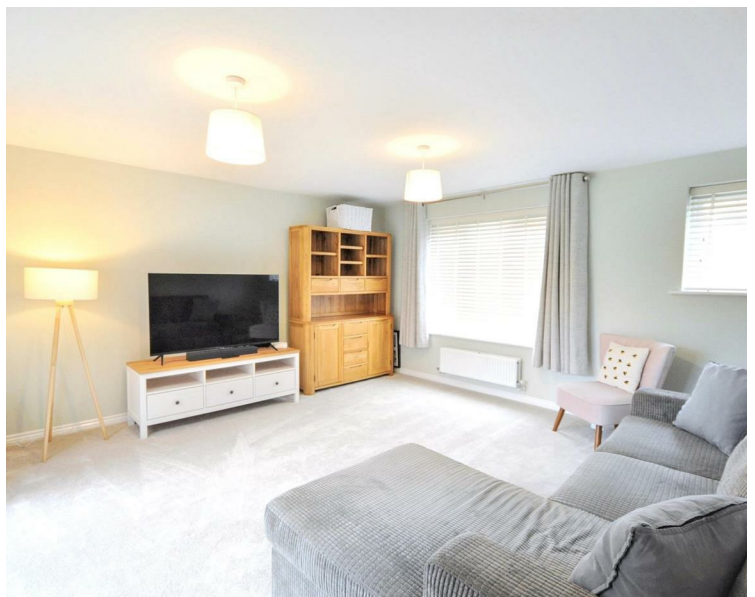
For sale by private treaty, subject to contract.
Vacant possession on completion.
Council Tax Band E

Services

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

Viewings

Strictly by appointment via the agent.



Approx Gross Internal Area
160 sq m / 1724 sq ft

Ground Floor
Approx 68 sq m / 737 sq ft

First Floor
Approx 69 sq m / 739 sq ft

Garage
Approx 23 sq m / 249 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		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		92
(81-91) B		
(69-80) C	81	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	