



## Tudor View, Meadow Lane, Fulford, Stone, ST11 9RZ



Asking Price £675,000

Tudor View is a superbly appointed detached family home located in a prime position within Fulford. Nestled in a good size plot and offering flexible accommodation comprising: reception hallway, guest cloakroom, lounge with far reaching open aspect view, bespoke kitchen with integral appliances, open plan dining and family areas, four bedrooms, two en-suite shower rooms, and a family bathroom. Approached via double wrought iron gates opening to a private driveway providing generous off road parking before a single garage. Also benefitting from a stunning landscaped enclosed rear garden, central heating, double glazed windows and doors throughout. This property has been upgraded to a high specification, with no expensive spared, by the current owners. Fulford is a lively farming village with regular community events throughout the year and offers several country walks, a local pub, primary school, church and is situated just a few miles from Stone, The Potteries and commuter routes.

Seeing is believing - NO UPWARD CHAIN





### Reception Hallway

A composite part obscure double glazed front door with matching side windows opens to the hallway. With intercom to the gated driveway, fitted door mat, porcelain planked scrubbed oak effect tiled floor, two radiators and loft hatch. Access to the guest cloakroom, all four bedrooms, family bathroom and stairs to the open plan living areas.

### Guest Cloakroom

Fitted with a white low level push button WC, ceiling coving, double glazed window to the front aspect, radiator, fully tiled walls and floor.

### Open Plan Kitchen Diner

#### Kitchen

This modern Kitchen is fitted with an extensive range of gloss white finish wall, floor and island units, under wall unit lighting, quartz work surfaces and island top, matching upstands and underset 1 1/2 bowl sink with brushed chrome mixer tap. Recessed ceiling and feature pendant lighting, ceiling coving, radiator and large format porcelain floor tiles. Appliances including: induction hob with stainless steel extractor and light above, integral electric double oven (combination microwave oven), integral full height fridge, full height freezer, washing machine, dishwasher and recycling bins.

#### Dining Area

The dining area is open plan to both the Kitchen and family room. Offering recessed ceiling and feature pendant lighting, large format porcelain floor tiles with under floor heating, windows and French doors opening to the rear garden.

#### Family Room

Open-plan to the lounge, offering a vaulted ceiling with recessed lights, dual aspect windows with French doors opening onto the rear patio, radiator and large format porcelain floor tiles. The chimney breast features an integrated electric fire and media wall unit.

#### Lounge

This impressive spacious reception room boasts a delightful far reaching open front aspect view from French doors with Juliet balcony. Recessed ceiling lights, chimney with inset integrated electric fire and media wall unit, radiator and carpet.

#### Master Bedroom Suite

#### Bedroom

Offering built-in wardrobes and storage, recessed ceiling and feature pendant bedside lighting, double glazed French doors with side windows opening to the rear garden, radiator, carpet and TV connection.

#### Dressing Area

With recessed ceiling lights, built-in wardrobes and storage, radiator, carpet and doorway to the en-suite shower room.

#### En-suite Shower Room

Fitted with a white suite comprising: oversize shower enclosure with Bristan electric shower system, vanity wash hand basin with chrome mixer tap, low level push button WC. Fully tiled walls and floor, recessed ceiling lights, extractor fan and radiator.

### Bedroom Two

Offering double glazed French doors with Juliet balcony overlooking the front courtyard. Recessed ceiling lights, double glazed window to the side aspect, two radiators, carpet and doorway to the en-suite shower room.

#### En-suite Shower Room

Fitted with a white suite comprising: 1200mm shower enclosure with Bristan electric shower system, vanity wash hand basin with chrome mixer tap, low level push button WC. Fully tiled walls and floor, recessed ceiling lights, obscure double glazed window to the side elevation, towel radiator and second radiator.

#### Bedroom Three

With recessed ceiling lights and coving, double glazed French doors opening to the rear garden, radiator and carpet.

#### Bedroom Four

Offering recessed ceiling lights and coving, double glazed French doors opening to the rear garden, radiator and carpet.

#### Family Bathroom

Fitted with a white suite comprising: oversize bath with chrome shower head mixer tap, vanity wash hand basin with chrome mixer tap, low level push button WC. Fully tiled walls and floor, recessed ceiling lights and coving, towel radiator and extractor fan.

#### Outside

The property is approached via wrought iron double gates opening to a block paved driveway. With generous off road parking before a single garage which has an electric up and over door, security key pad, side access door, power and lighting.

#### Front

Offering walled boundaries with dual side access to the rear garden via wooden doors. With stocked borders, paved patio areas, lawns and steps leading to an open porch before the front door.

#### Rear

At the rear of the property is a stunning landscaped enclosed private garden. Offering paved pathways and patio areas, lawns laid on different levels, a raised decked area for alfresco dining and outdoor entertaining, timber sleeper flower beds and borders with feature walls, all of this set against a backdrop of trees.

#### General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band F

#### Services

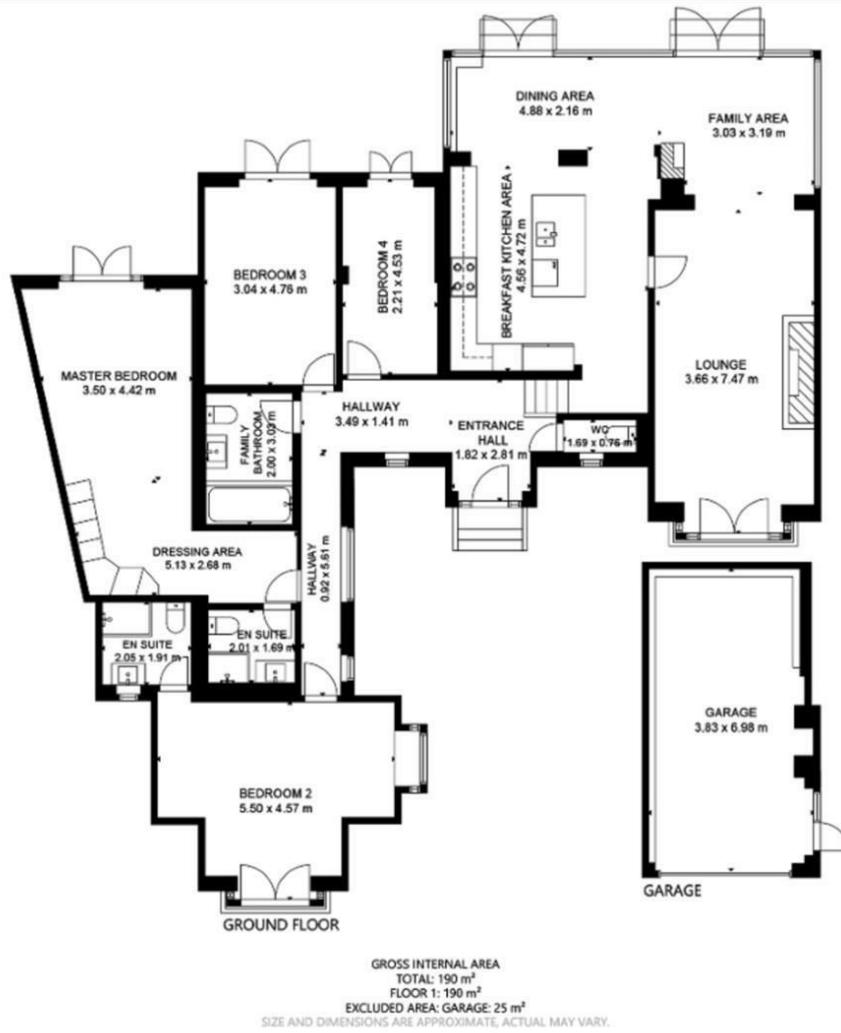
Mains water, electricity and drainage.

Gas fired central heating supplemented by electric radiators in two rooms

#### Viewings

Strictly by appointment via the agent.





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		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			
England & Wales		EU Directive 2002/91/EC	