



12, The Fillybrooks, Stone, ST15 0DJ



Asking Price £275,000

An exceptional value for money family home in a popular location walking distance to the town centre and everything that Stone has to offer. This mature semi detached house offers great accommodation featuring; two reception rooms, large kitchen with separate utility area and downstairs loo, complemented upstairs by four bedrooms, shower room and separate family bathroom. Thoroughly modern throughout with stylish modern kitchen and bathrooms and presented to a high standard. Step outside and you will find a large plot, the house being set well back from the road creating oodles of parking together with a single garage and enjoying a private, sunny low maintenance garden to the rear. The house is in a great location on the edge of town, walking distance to several schools, handy for local shops and strolling distance to Stone sparkling new leisure centre.



01785 811 800

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



Porch

Fully enclosed porch with upvc double glazed outer doors.

Hall

Through hallway with doors to the lounge and kitchen, stairs to the first floor landing. Radiator.

Lounge

A good size sitting room with window to the front of the house and opening through to the dining area. Chimney breast with period style fireplace and hearth and living flame fire. TV aerial connection. Radiator. Wood effect laminate floor extending through to the dining room.

Dining Room

Rear facing sliding patio windows opening to the garden & door through to the kitchen. Radiator.

Kitchen

A well equipped kitchen featuring an extensive range of wall & base cabinets with wood effect Shaker style cabinet doors and contrasting granite effect work surfaces and inset twin bowl sink unit. Fitted appliances comprise; stainless steel gas hob with extractor over, eye level electric double oven in brick housing. Adjoining utility area with space for an American style fridge / freezer and space for washing machine & dryer. Ceramic tile floor throughout. Two rear facing windows.

Rear Porch

With glazed outer door. Internal door to the garage

WC

Modern white suite comprising; WC and hand basin. Ceramic tile floor and wall tiling to full height. Radiator.

Landing

Access hatch to boarded loft space with pull down ladder. Linen cupboard.

Bedroom 1

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

Bedroom 2

Double bedroom with windows to the front and side of the house. Radiator

Shower Room

Adjacent to bedroom 2, featuring a white suite featuring a white suite with large walk-in shower enclosure with glass screen and thermostatic shower, pedestal basin & WC. Ceramic wall tiling to full height and tiled floor. Chrome heated towel radiator.

Bedroom 3

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

Bedroom 4

Single bedroom with window to the front of the house. Radiator

Bathroom

Featuring a modern white suite comprising; bath with shower over and glass shower screen, pedestal basin & WC. Chrome heated towel radiator. Ceramic tile floor and wall tiling to full height.

Outside

The house has a large frontage, set well back from the road with boundary wall and extensive cobble effect driveway with parking for a number of vehicles. Integral single garage. Inset planted borders. Hard landscaped enclosed rear garden designed for maximum enjoyment and minimum maintenance with paved patio, gravel and inset planted border. The rear garden faces south west and enjoys sun throughout the day.

General Information

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

Tenure; Freehold

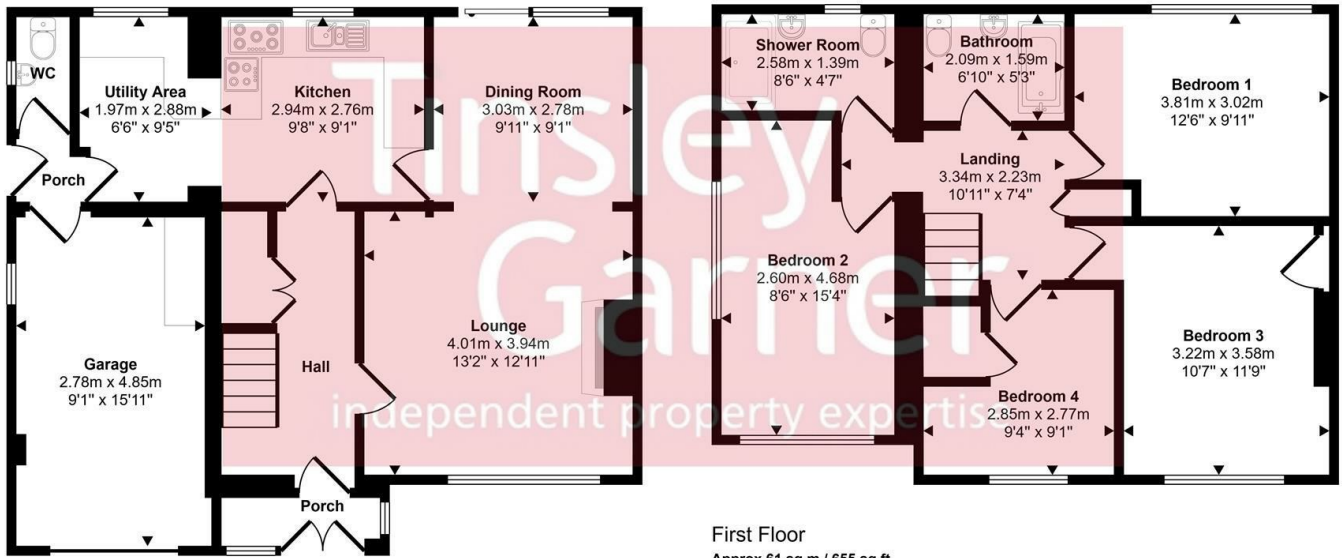
Council Tax Band B

Viewing by appointment

For sale by private treaty, subject to contract.
Vacant possession on completion

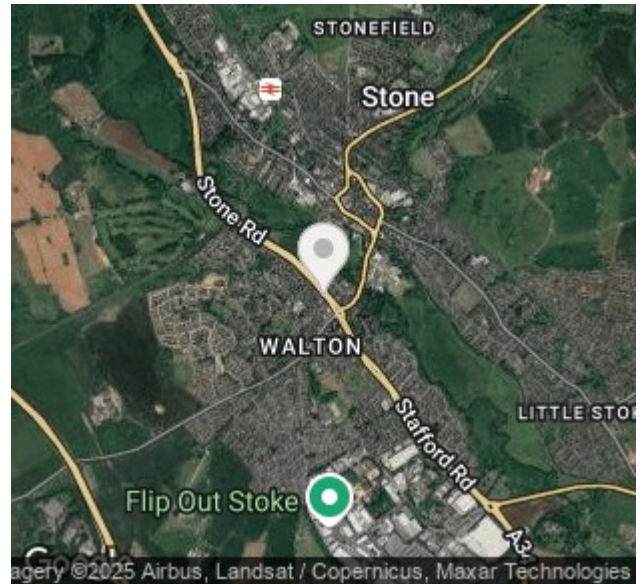


Approx Gross Internal Area
131 sq m / 1405 sq ft



Ground Floor
Approx 70 sq m / 749 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		
(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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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