

**Tinsley
Garner**
independent property expertise



33, Fairbanks Walk, Swynnerton, Stone, ST15 0PF



Asking Price £485,000

A beautifully presented family home in a prime position on the edge of Swynnerton village with open views to the rear. This is a truly lovely house which has been extensively updated to create a stylish family home with a modern yet traditional ambiance, offering spacious accommodation perfectly suited to twenty-first century living. Featuring a welcoming reception hall, semi open-plan living space, sitting room with dual sided wood burning stove and French doors to the gardens, large open plan dining kitchen, conservatory and separate family room. Upstairs there is an elegant sufficiency of four bedrooms, en-suite shower room to the main bedroom and family shower room. Step outside and you will discover a sunny south-west facing rear garden with open rural views, plenty of parking and a detached tandem double garage / workshop. Lovely position on the edge of the village, strolling distance to the popular pub, cricket club and church, whilst enjoying endless dog walking opportunities from the doorstep.



01785 811 800

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Entrance Hall

A welcoming reception area with traditional style composite front door and full height side window, oak wood effect floor and decorative wall panelling. Tall radiator, stairs to the first floor landing.

Cloakroom & WC

Featuring a white suite with enclosed cistern WC and vanity basin. Ceramic tiled walls and tiled floor.

Lounge

A lovely sitting room which is semi open-plan to the dining room and features patio windows to the rear opening to the gardens. Chimney breast with raised hearth, oak mantle and dual sided wood burning stove facing into the lounge and adjacent dining area. Feature wood panelling to one wall and oak wood effect flooring. Installation for wall mounted TV, vertical contemporary style radiator. Double doors with frosted glass panels opening through to the family room.

Family Room

The family room adjoins the lounge with bay window to the front of the house, feature wall panelling and oak wood effect flooring. Radiator.

Open Plan Dining Kitchen

A spacious dual aspect living & entertaining space with window to the front of the house and patio doors to the rear opening through to the conservatory. The kitchen features an extensive range of wall & base cupboards with traditional style painted cabinet doors and coordinating white quartz effect work surfaces with inset 1½ bowl sink with mixer tap. Fitted appliances comprise; ceramic induction hob, eye level electric double oven, fully integrated dish washer and space for an upright fridge freezer. Breakfast bar seating two. Oak wood effect floor extending through to the dining area.

Dining Area

The adjoining dining area enjoys the reverse side of the wood burning stove and doors through to the conservatory

Conservatory

A useful addition to the living space, this sunny garden room is built on a brick base with upvc double glazed windows, opaque roof panels and door to the garden. Ceramic tile floor and radiator connected to the central heating system. Internal door to the garage.

Landing

Main Bedroom

A large main bedroom with fitted wardrobes and feature panel walls, oak wood effect floor. Radiator.

En-Suite Shower Room

White suite comprising; corner quadrant shower enclosure with

glass screen and thermostatic shower, vanity basin & WC. Wood effect floor and shower wall panelling. Chrome heated towel radiator.

Bedroom 2

Spacious double bedroom with open views to the rear. Fitted wardrobes to one wall, wood effect floor. Radiator.

Bedroom 3

Double bedroom with rear facing window enjoying lovely open views. Fitted wardrobes to the length of one wall with matching bedside cabinets. Radiator.

Bedroom 4

Smaller double bedroom with window to the front of the house, built-in double wardrobe. Radiator.

Shower Room

Smart & stylish modern shower room with large walk-in shower enclosure with glass screen and thermostatic shower, vanity basin and enclosed cistern WC. Ceramic wall tiling to full height and tiled floor. Chrome heated towel radiator.

Loft Space

Fully boarded loft space with two storage rooms, light & power and skylight windows.

Outside

The house occupies a good size sunny, west facing garden plot on the edge of Swynnerton village with far reaching open views to the rear. Good frontage with block paved driveway providing parking for several cars and space to park a caravan or camper. Brick built tandem double garage with electric door, light and power. The rear half of the garage is used as a utility space. Enclosed rear garden with lawn area and paved patio. Perfectly located within strolling distance of the local pub, cricket club and church and enjoying endless dog walking opportunities right from the doorstep. NB; the farm track at the bottom of the garden is for the sole use of The Swynnerton Estate and is used on an occasional basis. The track is gated.

General Information

Services; Mains electricity, water & drainage. Oil fired central heating. There is no mains gas in Swynnerton village.

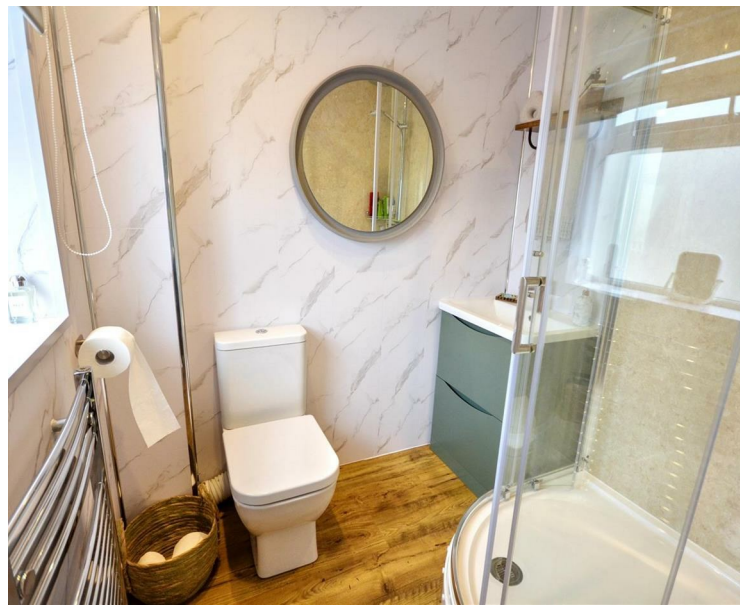
Tenure; Freehold.

Council Tax Band E

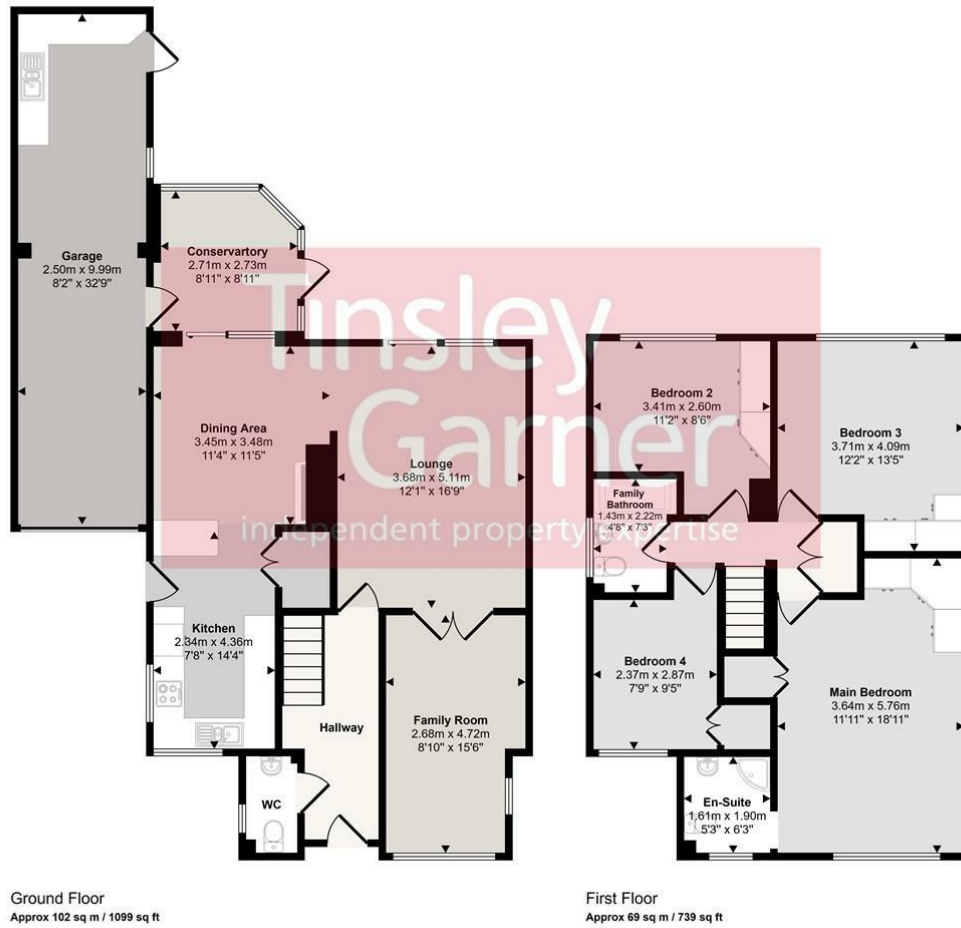
There is an annual charge £60 payable to the Swynnerton Garden Residents Association for the maintenance and upkeep of common areas within the estate.

Viewing by appointment

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



Approx Gross Internal Area
171 sq m / 1837 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		
	60	74
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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	39	55
England & Wales		
EU Directive 2002/91/EC		