

**Tinsley
Garner**
independent property expertise



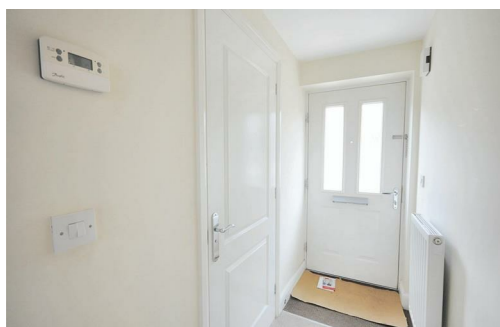
29, Candler Drive, Stone, ST15 0WA



£255,000

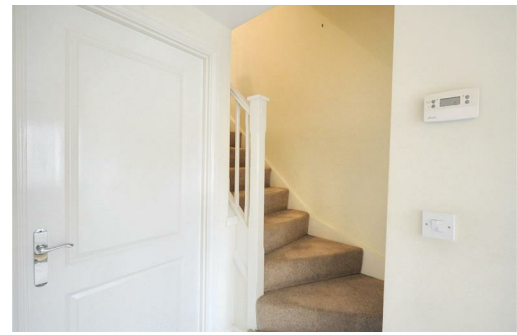
A modern energy efficient link-detached property situated in a cul-de-sac position within a popular development in Stone. Offering well proportioned accommodation comprising: entrance hall, living room diner, guest cloakroom, fitted kitchen, three bedrooms, ensuite shower room to the main bedroom and a family bathroom. Benefitting from off road parking before a single garage, uPVC double glazed windows and doors, gas central heating, enclosed rear garden and also conveniently located with easy access of Stone town centre, local schools and commuter routes.

Viewing Highly Recommended - NO UPWARD CHAIN



01785 811 800

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



Entrance Hall

A composite part obscure double glazed front door opens to the entrance hall. With fitted door mat and carpet, radiator, central heating thermostat, doorways to the living room diner, kitchen, guest cloakroom and access to the first floor stairs.

Living Room Diner

A spacious reception room with uPVC double glazed window and French doors opening to the rear patio and garden, two radiators, under stairs storage cupboard, carpet and TV connection.

Kitchen

Fitted with a range of wood effect wall and floor units, contrasting work surfaces with tiled splash-backs and inset stainless steel 1 1/2 bowl sink and drainer with chrome mixer tap. Radiator, uPVC double glazed window to the front aspect, tile effect vinyl flooring and wall cupboard housing the Potterton Promax SL gas central heating boiler.

Appliances including: stainless steel gas hob with extractor fan and light above, integral electric oven. Plumbing for a washing machine and space for an upright fridge freezer.

Guest Cloakroom

With white suite comprising: low level push button WC, pedestal wash hand basin with tiled splash-back and chrome taps. Radiator, uPVC obscure double glazed window to the side elevation and tile effect vinyl flooring.

First Floor

Stairs & Landing

Traditional white painted spindle, newel post and banister stairs lead to galleried landing with radiator, carpet and cupboard housing the hot water storage system.

Bedroom One

Offering a uPVC double glazed window to the front of the property, built-in wardrobe, 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, fully tiled shower enclosure with mains fed thermostatic shower system. Part tiled walls, uPVC obscure double glazed window to the front aspect, radiator, extractor fan and tile effect vinyl flooring .

Bedroom Two

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

Bedroom Three

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

Family Bathroom

Fitted with a white suite comprising; low level push button WC, standard bath and panel with chrome mixer tap, pedestal wash hand basin with chrome mixer tap. Radiator, extractor fan and tile effect vinyl flooring.

Outside

The property is approached via a tarmac driveway providing off road parking before a single garage. The garage has a steel up & over door, lighting, power and rear access door.

Front

With paved pathway and coach light before the front door, lawn, hedgerow, mature trees and side access to the rear garden via a path and wooden gate.

Rear

The enclosed rear garden offers a paved patio, mature trees, timber fence panelling and an external water connection.

General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band C

No upward chain

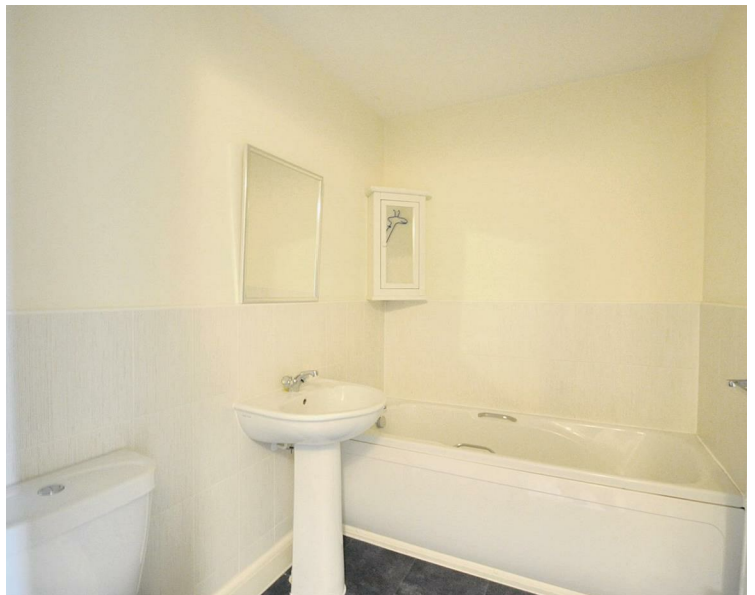
Services

Mains gas, water, electricity and drainage.

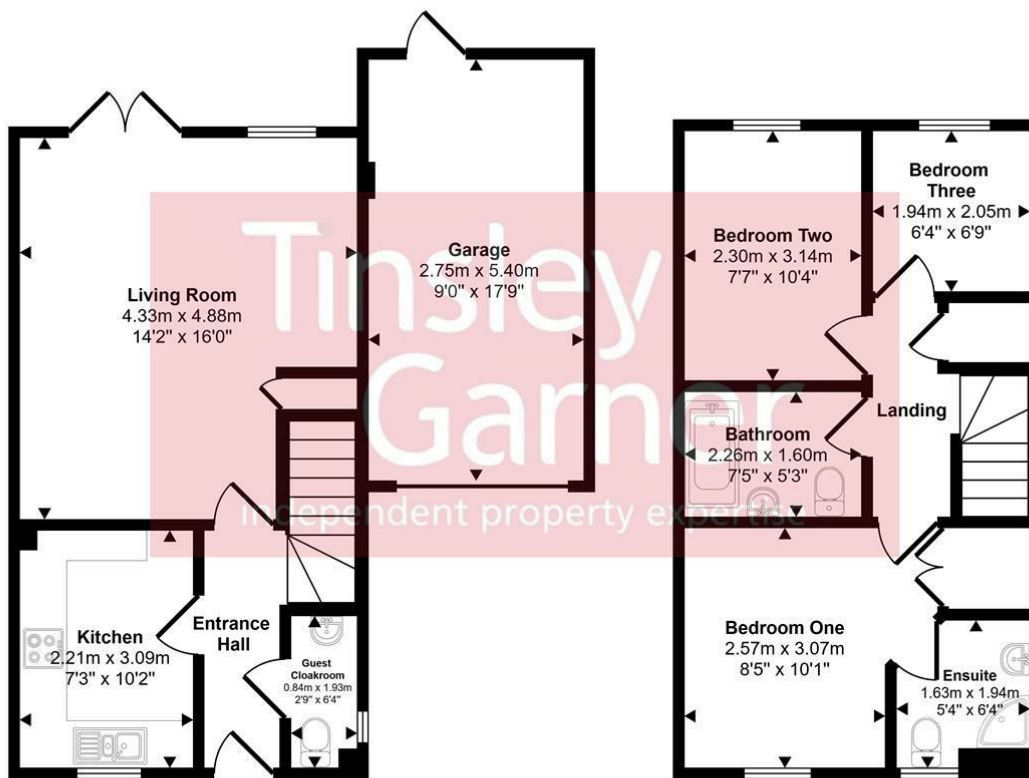
Gas central heating

Viewings

Strictly by appointment via the agent.



Approx Gross Internal Area
86 sq m / 927 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		82	82
	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			
England & Wales		81	81
	EU Directive 2002/91/EC		