



9, Cressey Close, Stone, ST15 8ZT



£510,000

An immaculately presented detached family home tucked away in a tiny cul-de-sac on the edge of this popular residential suburb. A real gem offering spacious accommodation including: reception hallway, snug, guest cloakroom, large kitchen diner with French doors opening to a superb glazed canopy chill-out area, separate utility, four double bedrooms, two with ensuite shower rooms, and a family bathroom. Benefitting from off road parking for four vehicles before a double garage, a delightful enclosed rear garden just perfect for entertaining friend and family, uPVC double glazing throughout and gas central heating. A super house in a great location, easily accessible to the canal tow path, Stone town centre and commuter routes. Viewing highly recommended.



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#### Reception Hall

A composite part obscure double glazed front door with window light above opens to the hallway. With ceiling coving, cloaks cupboard, radiator, tiled floor and doorways to the living room, snug, guest cloakroom, kitchen diner and access to the first floor stairs.

#### Living Room

Double doors open to this spacious reception room offering a uPVC double glazed bay window to the front elevation and French doors opening to the rear patio and garden, Adams style fire surround with marble back, hearth and inset electric fire, ceiling coving, two wall lights, two radiators, carpet and TV connection.

#### Snug

With ceiling coving, uPVC double glazed window to the front aspect, radiator, carpet and doorway to the kitchen diner.

#### Guest Cloakroom

Fitted with a white suite comprising: low level push button WC and pedestal wash hand basin with chrome mixer tap. Part tiled walls, uPVC obscure double glazed window to the rear aspect, radiator and tiled floor.

#### Kitchen Diner

Fitted with a range of gloss white finish wall and floor units, under wall unit lighting, contrasting grey dapple finish work surfaces with tiled splash-backs and inset stainless steel 1½ bowl sink and drainer with chrome swan neck mixer tap. Recessed ceiling lights, two uPVC double glazed windows to the side and rear aspects and French doors opening to the rear patio and garden, tile effect laminate flooring, two radiators and doorway to the utility.

Appliances including: gas hob with extractor fan and light above, integral double electric oven, integral dishwasher, fridge and freezer. Space for an additional American style upright fridge freezer.

#### Utility

Matched to the kitchen with gloss white finish floor unit and grey dapple finish work surface with tiled splash-back and inset composite sink and drainer with mixer tap. Radiator, tile effect laminate floor and composite part obscure double glazed door opening to the rear garden.

Wall mounted Ideal Classic gas central heating boiler. Plumbing for a washing machine and space for a tumble dryer.

#### First Floor

##### Stairs & Landing

Traditional pine spindle, newel post and banister stairs lead to a galleried landing. With ceiling coving, carpet throughout, loft access and cupboard housing the hot water storage cylinder.

The loft is half boarded with a drop down ladder, lighting and power.

##### Bedroom One

Offering a dressing area with built-in wardrobes and storage, uPVC double glazed window to the side of the property, ceiling coving, radiator, carpet and doorway to the ensuite shower room.

##### Ensuite Shower Room

Fitted with a white suite comprising: low level push button WC, vanity wash hand basin with storage unit and mixer tap, 1200mm shower enclosure with mains fed thermostatic shower system. Fully tiled walls and floor, towel radiator, uPVC obscure double glazed window to the side aspect and extractor fan.

##### Bedroom Two

Offering a built-in wardrobe, ceiling coving, oak engineered flooring, uPVC double glazed window to the front aspect, radiator and doorway to the ensuite shower room.

##### Ensuite Shower Room

Fitted with a white suite comprising: inset low level push button WC, vanity wash hand basin with storage unit and mixer tap, 1200mm shower enclosure with mains fed thermostatic shower system. Fully tiled walls and floor, towel radiator, uPVC obscure double glazed window to the front elevation and extractor fan.

##### Bedroom Three

With uPVC double glazed window to the front of the property, built-in wardrobe, ceiling coving, radiator and carpet.

##### Bedroom Four

A fourth double bedroom currently used as a study offering uPVC double glazed window overlooking the rear garden, ceiling coving, built-in wardrobe, radiator and carpet.

##### Family Bathroom

Fitted with a white suite comprising: standard bath and panel with chrome showerhead mixer tap, low level push button WC, vanity wash hand basin with storage unit and mixer tap, oversize shower enclosure with mains fed thermostatic shower system. Fully tiled walls and floor, chrome towel radiator, uPVC obscure double glazed window to the rear elevation and extractor fan.

##### Outside

With parking for four vehicles before a double garage, the garage has two steel up & over doors, power, lighting and side access door.

##### Front

With lawned aprons and pathways to the front and side aspects, stocked flowerbeds, a discreet garden shed with power and light, dual access to the rear garden via wooden gateways.

##### Rear

The delightful enclosed rear garden boasts a superb aluminium powdered coated and glazed canopy above an Indian stone patio, hot tub, lawn, Indian stone pathway and second patio area, stocked borders, timber fence panelling, external power and water connections, side access to the garage.

##### General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band F

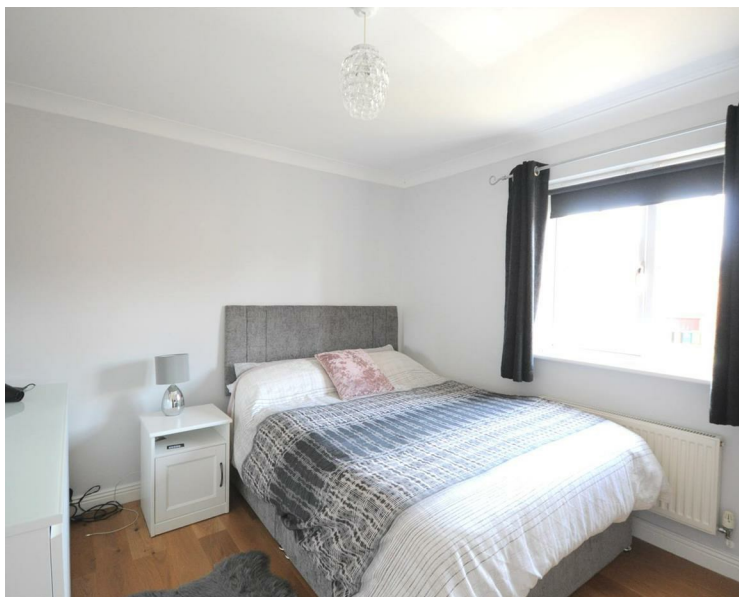
##### Services

Mains gas, water, electricity and drainage.

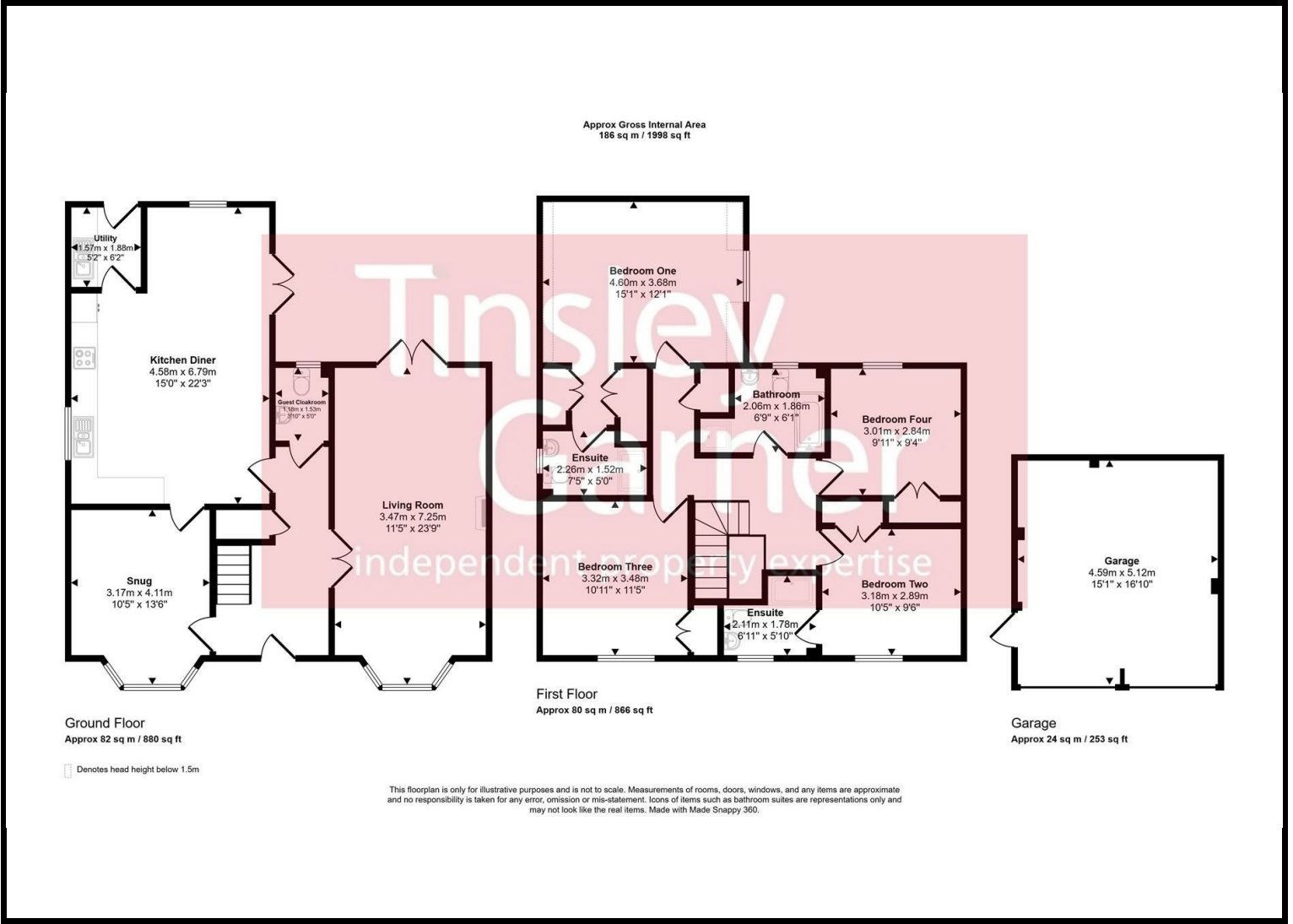
Gas central heating.

##### Viewings

Strictly by appointment via the agent.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC