Tinsley Garner
independent property expertise



10, Frobisher Drive, Swynnerton, Stone, ST15 0QY

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Asking Price £465,000

A detached family home in a cul-de-sac position in one of Staffordshire's 'go to' village locations. The house offers good size accommodation with welcoming reception hall, spacious dual aspect lounge and separate dining room, modern kitchen and separate utility room, complemented by four bedrooms and a family bathroom. Step outside and you will discover a large west facing rear garden which enjoys a good degree of privacy and sunshine through to late evening. Mature cul-de-sac location on the edge of the village, strolling distance to the fabulous pub, cricket club and church, whilst enjoying endless dog walking opportunities from the doorstep. the house benefits from upvc double glazed windows and the central heating boiler has recently been renewed.







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Entrance Hall
Spacious & welcoming reception area with upvc part glazed front door and full height windows to the front. Stairs to the firs floor landing with storage cupboard below. Radiator.

Cloakroom & WC

Lounge
A spacious dual-aspect sitting room with window the front of the house and sliding patio doors to the rear opening to the garden. Chimney breast with raised slate hearth, copper could and open fire. TV aerial connection. Two radiators.

Dining Room
Reception room with door leading off the entrance hall, window to the front of the house and serving hatch to the kitchen. Radiator.

Kitchen
The kitchen features an extensive range of wall & base cupboards with wood effect cabinet doors and coordinating granite effect work surfaces with inset 1½ bowl sink unit with mixer tap. Fitted appliances comprise; ceramic electric hob with extractor fan over and built-under electric oven. Small breakfast bar. Rear facing window overlooking the garden. Ceramic tile floor and part tiled walls. Radiator.

Utility Room
A large utility room with base cupboards and larder cupboard matching the kitchen, work surface and sink unit. Plumbing for washing machine and dish washer, space for an upright fridge / freezer. Ceramic tile floor. Rear facing window overlooking the garden and half glazed upvc 'back door'.

Landing
Access hatch to loft space, airing cupboard,

Bedroom 1
Spacious double bedroom with built-in wardrobe. Window to the front of the house. Radiator.

Bedroom 2
Double bedroom with window to the front of then house. Built-in storage. radiator.

Bedroom 3
Single bedroom with window to the rear of the house. Built-in wardrobe. Radiator.

Bedroom 4
Single bedroom with rear facing window. Radiator.

Bathroom
Fitted with a white suite comprising; bath with glass shower screen and thermostatic shower, pedestal basin & WC. Ceramic wall tiling to full height and chrome heated towel radiator.
Window to the rear of the house.

Outside
Driveway parking with space for 2 cars and an integral double garage with motorised roller shutter door. The oil fired central heating boiler is in the garage. Lawn front garden and enclosed rear garden which is mainly lawn with mature planted borders with a variety of shrubs, trees and flower beds. Several patio and seating areas and aluminium framed greenhouse.

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

Tenure; Freehold

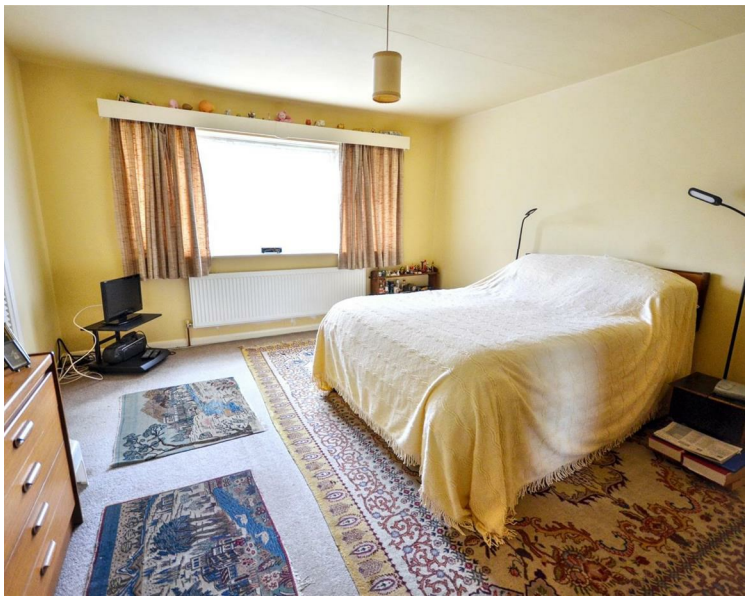
There is an annual charge £60 payable to the Swynnerton Garden Residents Association for the maintenance and upkeep of common areas within the estate.

Council Tax Band E

Viewing by appointment

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





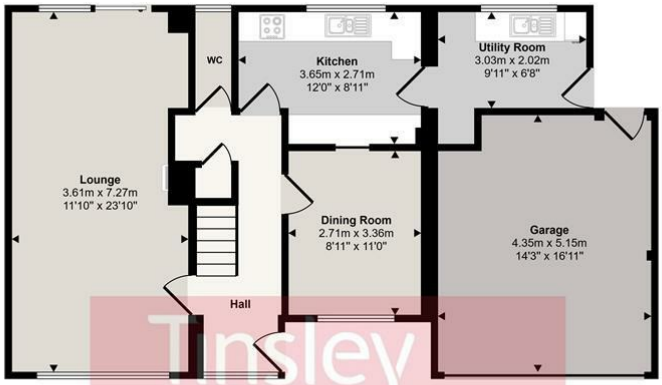




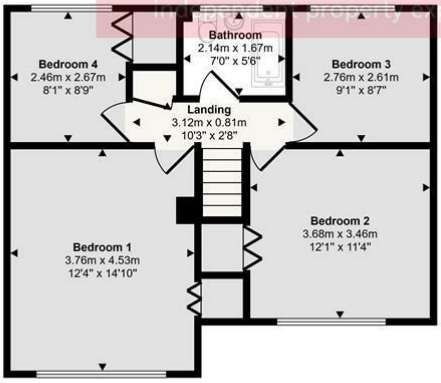




Approx Gross Internal Area
147 sq m / 1578 sq ft



Ground Floor
Approx 89 sq m / 954 sq ft



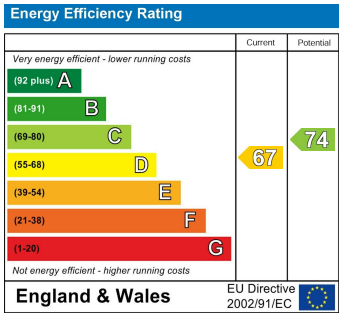
First Floor
Approx 58 sq m / 624 sq ft

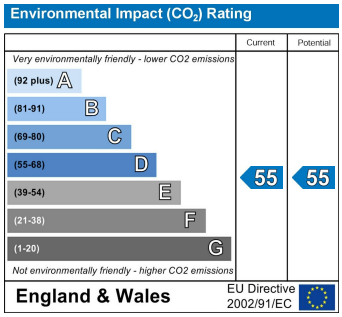
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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.









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