Tinsley Garner
independent property expertise



16, Wardle Croft, Stone, ST15 0FT

3 2 1

Offers Over £275,000

You could look high & low, far & wide and not find another house quite as lovely as this beautifully presented modern family home. As you step inside, you'll be greeted by a beautifully presented interior featuring well proportioned accommodation with dining kitchen, open plan living space with French doors to the gardens, complemented by three bedrooms including a fabulous top floor master bedroom with en-suite shower room and walk-in dressing room. Step outside and you will discover a sunny south facing rear garden with space for outdoor living and off road parking for two cars. A real gem of a property just waiting to be discovered - viewing essential.







01785 811 800

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Entrance Hall
With composite part glazed front door , stairs to the first floor landing, door through to the kitchen. Radiator,

Kitchen
The kitchen features an extensive range of wall & base cupboard with contemporary style high gloss cabinets doors and coordinating grey granite effect work surfaces work surfaces with inset sink unit and chrome pillar tap. Fitted appliances comprising; stainless steel gas hob with bespoke glass splash panel and extractor hood, eye level electric double oven, refrigerator, freezer and washing machine. Ceramic wall tiling between the work surfaces and wall cabinets, inset low energy lighting to the kitchen area. Space for a dining table. Tile effect flooring extending through to the cloaks / utility room.

Cloakroom / Utility
With white suite comprising; WC and basin.

Lounge
Open plan living space with wide French doors to the rear opening to the patio and garden. Media wall with installation for wall mounted TV. Radiator.

Bedroom 2
Double bedroom with rear facing window. Built-in wardrobe with sliding mirror doors. Radiator.

Bedroom 3
Single bedroom with front facing window. Radiator

Bathroom
A smart & stylish bathroom which features a white suite comprising; bath with shower over pedestal basin & WC. Part ceramic tiled walls and chrome heated towel radiator. Inset low energy lighting.

Second Floor

Main Bedroom Suite
A large main bedroom suite which features a dormer window to the front of the house and window to the side. Walk-in closet with skylight window, hanging space and shelving. Access hatch to eaves storage. Radiator.

En-Suite Shower Room
Featuring a stylish white suite with corner glazed shower enclosure with thermostatic shower, pedestal basin & enclosed cistern WC. Wood effect tiled floor, chrome heated towel radiator. Skylight window.

Outside

General Information
Services; Mains water, drainage, gas and electricity. Gas central heating.

Tenure; Freehold

Council Tax Band C - Stafford Borough Council

Viewing by appointment

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





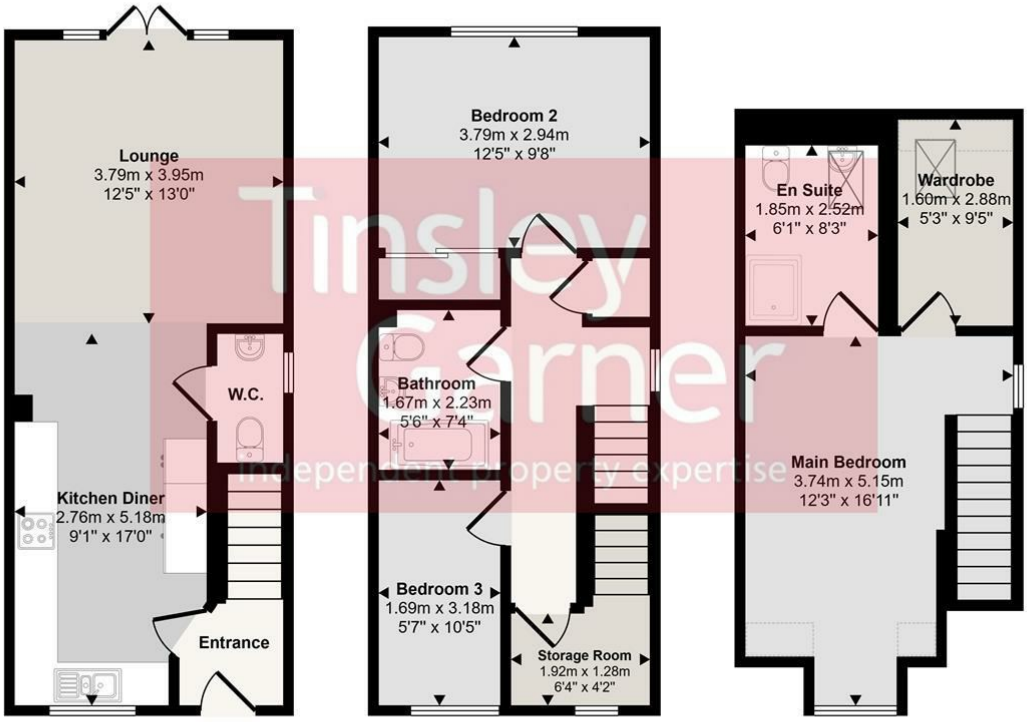








Approx Gross Internal Area
98 sq m / 1057 sq ft



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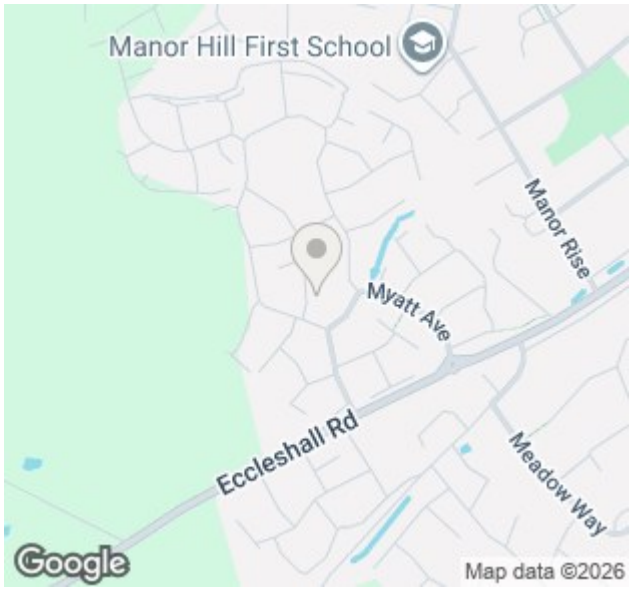
Ground Floor
Approx 35 sq m / 377 sq ft

First Floor
Approx 35 sq m / 378 sq ft

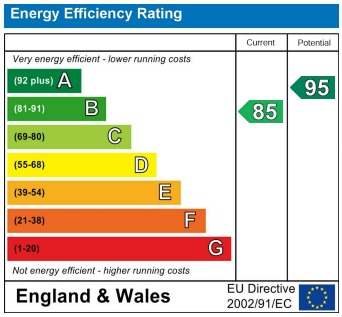
Second Floor
Approx 28 sq m / 301 sq ft

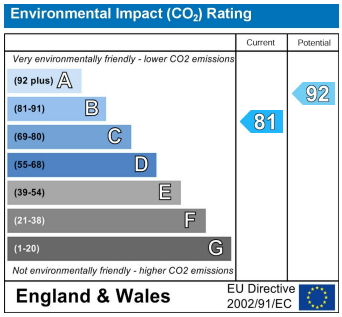
Denotes head height below 1.5m

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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