



**£325,000**



TENURE: Freehold



EPC RATING: C



COUNCIL TAX BAND: D

## Stone

Cedar Park

Stone Staffordshire

*If you're after an affordable four bedroom detached family home, situated in a desirable cul-de-sac, within walking distance to Stone Town Centre's comprehensive range of shops, amenities, public houses and restaurants then we have you covered! externally the property enjoys ample off road parking as well as a detached double garage and private rear garden.*

Internally the accommodation comprises of a spacious entrance hallway, good sized living room, open plan dining room with patio doors, refitted kitchen with range cooker, utility room and guest W.C. To the first floor there are four bedrooms and a family bathroom. The property has bags of potential to improve and is being offered with No Upward Chain.



**4**



**2**



**2**

- Four Bedroom Detached Family Home
- Walking Distance To Stone Town Centres Amenities
- Detached Double Garage & Private Rear Garden
- Living Room & Dining Room
- Kitchen, Utility Room & Guest W.C
- No Onward Chain

You can reach us **9am to 9pm, 7 days a week**

14 Salter Street, Stafford, Staffordshire, ST16 2JU

**01785 223344**

[hello@dourishandday.co.uk](mailto:hello@dourishandday.co.uk)



## Entrance Hallway

A spacious & light hallway accessed through a double glazed door, stairs off to the first floor landing, door to guest WC.

## Guest WC

Comprising of a wash basin, low-level WC, window to the side elevation, splashback tiling, radiator.

## Lounge 12' 6" x 16' 10" (3.80m x 5.12m)

A spacious open-plan lounge having radiator, coving, large double glazed picture window to front elevation, and open-plan to dining room.

## Dining Room 9' 6" x 9' 5" (2.90m x 2.88m)

Having radiator, double glazed sliding doors to the private rear garden and cut Indian stone patio.

## Kitchen 9' 5" x 10' 9" (2.86m x 3.27m)

Having glazed door to the entrance hallway, wall mounted shaker style units, worktop incorporating a 1.5 bowl stainless steel sink/drainer with chrome mixer tap, 5-ring Range cooker with extractor canopy over, matching shaker style base units, integrated dishwasher, splashback tiling, ceramic tiled floor, downlights, double glazed window to the rear elevation & opening to the utility room.



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## Utility Room 7' 7" x 4' 7" (2.30m x 1.39m)

Having worktop, space & plumbing for appliances, modern wall mounted gas central heating boiler that is only three years old, space for fridge/freezer, matching shaker style units with built-in shelving, tiled floor, double glazed window to the rear elevation, double glazed door to the side elevation.



## First Floor Landing

Having access to loft space, a built-in cupboard, and doors off to all bedrooms & bathroom.

## Bedroom One 10' 5" x 12' 6" (3.18m x 3.81m)

Having built-in wardrobe, radiator, double glazed window to the front elevation.



## Bedroom Two 9' 7" x 9' 6" (2.92m x 2.90m)

Having built-in wardrobe, radiator, double glazed window to the rear elevation.

## Bedroom Three 9' 0" x 9' 8" (2.74m x 2.94m)

Having built-in wardrobe, radiator, double glazed window to the front elevation.

## Bedroom Four 9' 7" x 8' 3" (2.91m x 2.52m)

Having built-in wardrobe, radiator, double glazed window to the rear elevation.

## Bathroom 6' 8" x 7' 3" (2.02m x 2.21m)

Having a low-level WC, pedestal wash basin, and a panelled bath with screen & shower over. There is ceramic tiled flooring, splashback tiling, radiator, double glazed window to the rear elevation.



## Outside

The property sits at the end of a small cul-de-sac and is approached over an asphalt driveway block edged, with a lawned front garden and driveway leading to the garage and entrance door. A cut Indian stone path to the side of the property leads to the South-East facing private rear garden having a substantial cut Indian stone terrace, being laid mainly to lawn & bordered by mature trees & shrubs. There is also an outside power point, lighting & cold water tap.

## Garage 17' 1" x 16' 1" (5.21m x 4.89m)

Having a double up and over door to the front elevation, power & lighting. The garage is finished with a door which leads to the side elevation.

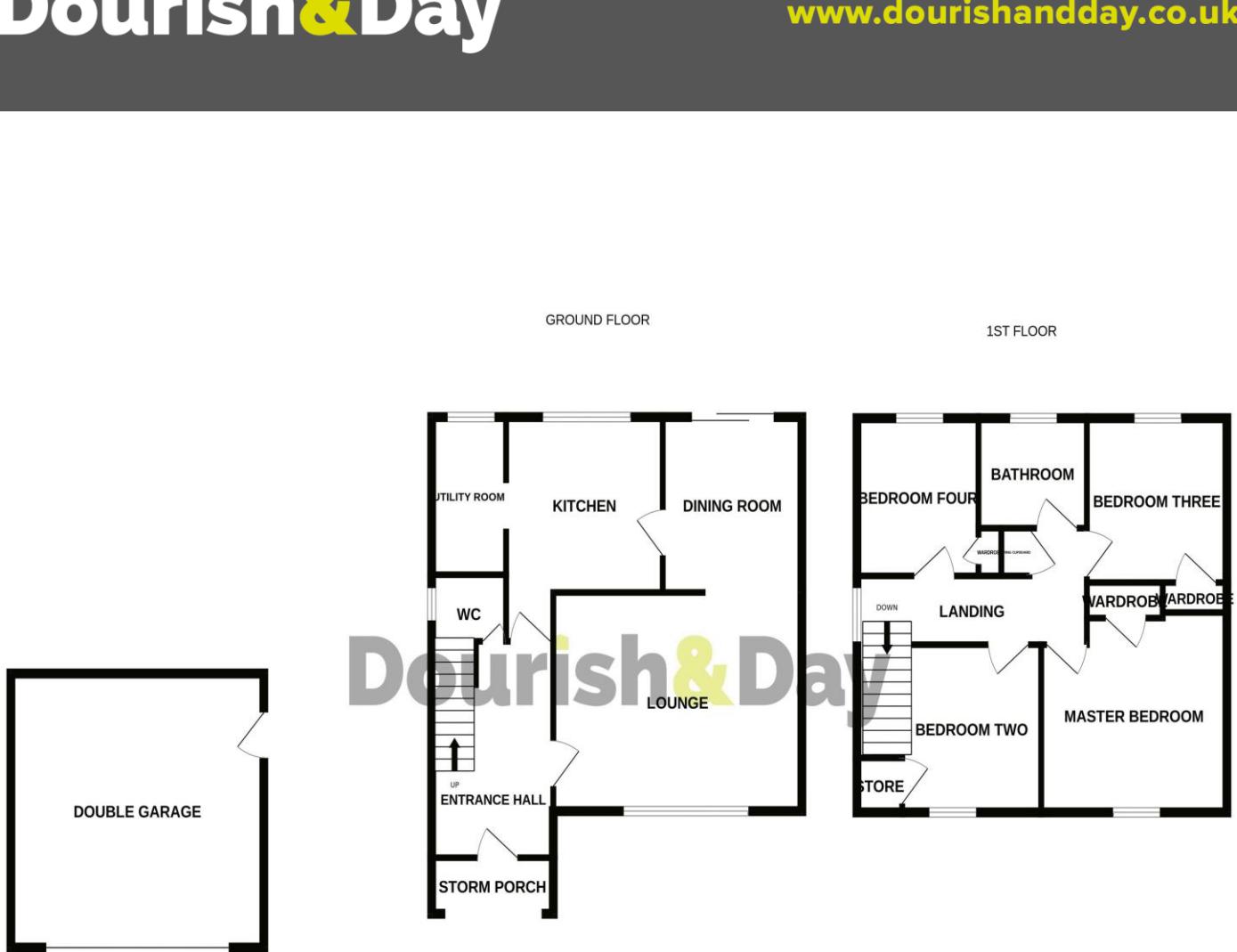


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