



## 5 Dominic Court

Stone, ST15 8EH

£220,000

**Tinsley  
Garner**

independent property expertise



A lovely mid-terrace mews in a small quiet and secluded courtyard development on the edge of the town centre. The accommodation has been extended on the ground floor and comprises; entrance hall, lounge, breakfast kitchen, garden room, guest cloakroom, two double bedrooms and shower room. The outside offers off road parking for two cars, a single garage plus low maintenance front and rear gardens. This really is a great location for town living being just moments from the town centre, a short walk to the railway station and with a host of amenities quite literally on the doorstep. Venture a little further from the front door and you will find the canal tow path and some lovely country walks within easy reach. A rare opportunity to acquire a premium property in this sought after location. NO UPWARD CHAIN - Early Viewing Essential.

# 5 Dominic Court

Stone, ST15 8EH

## Entrance Hall

Upvc part obscure double glazed front door opens to the small hallway with planked oak effect laminate flooring and radiator. Access to the lounge and first floor stairs.

## Lounge

A spacious reception room offering a marble fire surround, back, heath and inset remote control electric coal effect fire. Ceiling coving, Upvc double glazed bay window to the front of the property, engineered oak flooring, radiator, TV connection, and doorway to the breakfast kitchen.

## Breakfast Kitchen

A modern kitchen which is open plan to the garden room. Fitted with a range of cream finish wall and floor units, coordinated block wood effect work surfaces, tiled splash-backs and inset stainless steel sink and drainer with chrome mixer tap. Large under stairs storage cupboard, oak effect laminate flooring and wall mounted Worcester Greenstar 30si gas combi central heating boiler. Appliances including; stainless steel gas hob with extractor hood and light above, integral electric double oven, plumbing for a washing machine and space for an under work surface fridge.

## Garden Room

A second good size reception room with a vaulted ceiling, recessed lights, two Velux skylights, Upvc double glazed windows and French doors opening to the rear garden, oak effect laminate flooring, radiator, TV connection and doorway to the guest cloakroom.

## Guest Cloakroom

Fitted with a white suite comprising: low level push button WC and wall mounted wash hand basin

with chrome mixer tap and tiled splash-back. Upvc obscure double glazed window to the rear aspect, recessed ceiling lights, engineered oak flooring, radiator and extractor fan.

## First Floor

### Stairs & Landing

With carpet, loft access and storage cupboard. The loft has lighting and a metal drop down ladder.

### Bedroom One

Offering a Upvc double glazed window to the front aspect, built-in double wardrobe and storage, wall light, radiator, TV connection and carpet.

### Bedroom Two

A second double bedroom with Upvc double glazed window overlooking the rear garden, fitted double wardrobes with mirror sliding doors, carpet and radiator.

### Shower Room

Fitted with a modern white suite comprising; low level push button WC, pedestal wash hand basin with chrome mixer tap and corner shower enclosure with mains thermostatic shower system. Part tiled and part shower-wall clad walls, Upvc obscure double glazed window to the rear aspect, chrome towel radiator and quality tile effect vinyl flooring.

## Outside

The property is approached via a tarmac drive providing off road parking for one car. There is an additional parking space in front of the single garage located within the communal access road to this small development. The garage has a steel up and over door.



### Front

A pathway leads to the front door with coach light. There is a seating area along with gravelled and shrub flower beds.

### Rear

The delightful sunny aspect low maintenance rear garden offers raised stone wall stocked flower beds, a paved pathway and patio, artificial lawn, timber fence panelling with a decorative archway and gate for convenient access onto Northesk Street.

### General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band C

### Services

Mains gas, water, electricity & drainage.

Gas central heating

### Viewings

Viewings strictly by appointment via the agent.

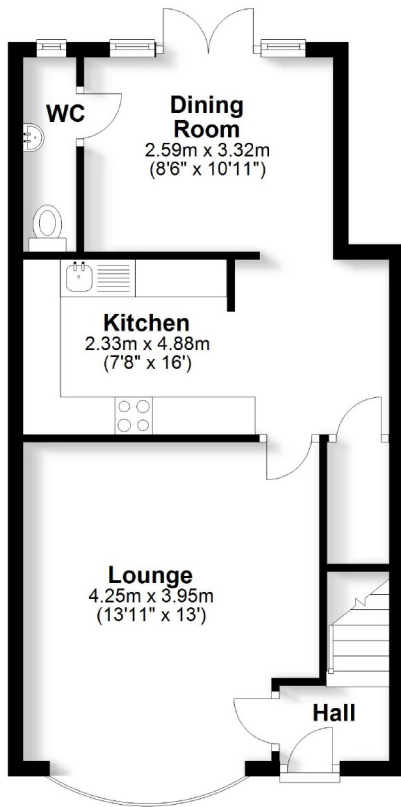






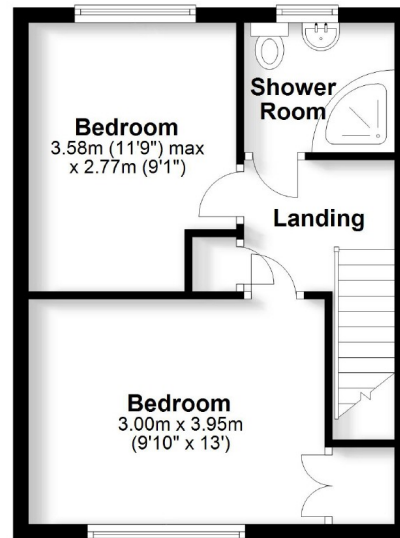
### Ground Floor

Approx. 44.1 sq. metres (474.9 sq. feet)



### First Floor

Approx. 32.6 sq. metres (351.2 sq. feet)



Total area: approx. 76.7 sq. metres (826.1 sq. feet)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.  
Plan produced using PlanUp.



# Energy performance certificate (EPC)

5 DOMINIC COURT  
DOMINIC STREET  
STONE  
ST15 8EH

Energy rating

C

Valid until 3 March 2031

Certificate number

2114-1192-1112-6795-

0126

<b>Property type</b>	Mid-terrace house
<b>Total floor area</b>	77 square metres

## Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

## Energy efficiency rating for this property

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/2114-119...> 23/03/2021