



## The Meadows, Hilderstone

Stone, Staffordshire, ST15 8XT

£350,000





WHAT A BEAUTIFUL PLACE TO BE!...We all know how important location is when searching for a new home, well...this four bedroomed detached family home will certainly tick that box. This elegant family residence is situated in the highly desirable village of Hilderstone offering easy access to Stafford & Stoke-On-Trent. Internally the accommodation briefly comprises; Storm Porch, Entrance Hallway, Large Lounge, Dining Room, Study, Downstairs WC, Breakfast Kitchen, Utility Room, Conservatory, Landing, Four Bedrooms, Family Bathroom & En-suite. Externally there is off road parking together with an enclosed rear garden and detached double garage.

### Entrance Hallway

15'1 x 9'7 (4.60m x 2.92m)



Under stairs storage, radiator and door to front.

### Study

7'11 x 6'3 (2.41m x 1.91m)

Radiator and double glazed window to rear.

### Kitchen

14'10 x 11'6 (4.52m x 3.51m )



Having a range of wall and base units with quartz worksurfaces over incorporating 1.5 sink drainer. Integrated double oven, gas hobs with extractor over. Space for fridge freezer, radiator and double glazed window to front.

### Utility Room

6'9 x 6'5 (2.06m x 1.96m)

Having wall and base units with quartz worksurfaces over incorporating sink drainer. Plumbing for automatic washing machine and plumbing for dishwasher. Wall mounted boiler, radiator, door to side and double glazed window to side.

### Dining Room

14'10 x 11'1 (4.52m x 3.38m)



Two radiators and french doors to rear.

### Lounge

23'6 x 13'6 (7.16m x 4.11m)



Gas fire, two radiators, double glazed window to front and door into conservatory.

### Conservatory

19 x 12'3 (5.79m x 3.73m)



Two radiators, double glazed windows and French doors into garden.

### Cloaks

7'11 x 2'9 (2.41m x 0.84m)

Wash hand basin, WC, radiator and double glazed window to rear.

### Landing

11'6 x 9'7 (3.51m x 2.92m)

Airing cupboard, radiator and loft access.



### Master Bedroom

14'6 x 11'6 (4.42m x 3.51m )



Built in wardrobes, radiator and double glazed window to front.

### En-Suite

9 x 8'4 max (2.74m x 2.54m max)



Having white three piece suite comprising; shower cubicle, wash hand basin and W.C. Tiled walls, heated towel rail and double glazed window to front.

### Bedroom Two

14'11 x 12 (4.55m x 3.66m)



Built in wardrobes, radiator and double glazed window to front.

### Bedroom Three

14'11 x 11'2 (4.55m x 3.40m)



Built in wardrobes, radiator and double glazed window to rear.

### Bedroom Four

10'1 x 8'6 (3.07m x 2.59m)



Radiator and double glazed window to rear.

### Bathroom

13 x 5'1 (3.96m x 1.55m)



Having white three piece suite comprising; panel bath with shower

over, wash hand basin and W.C. Tiled walls, heated towel rail, extractor fan and double glazed window to rear.

### **Garage**

18'8 x 16'3 (5.69m x 4.95m)

Power supply, up & over door.

### **Front**



Providing off road parking.

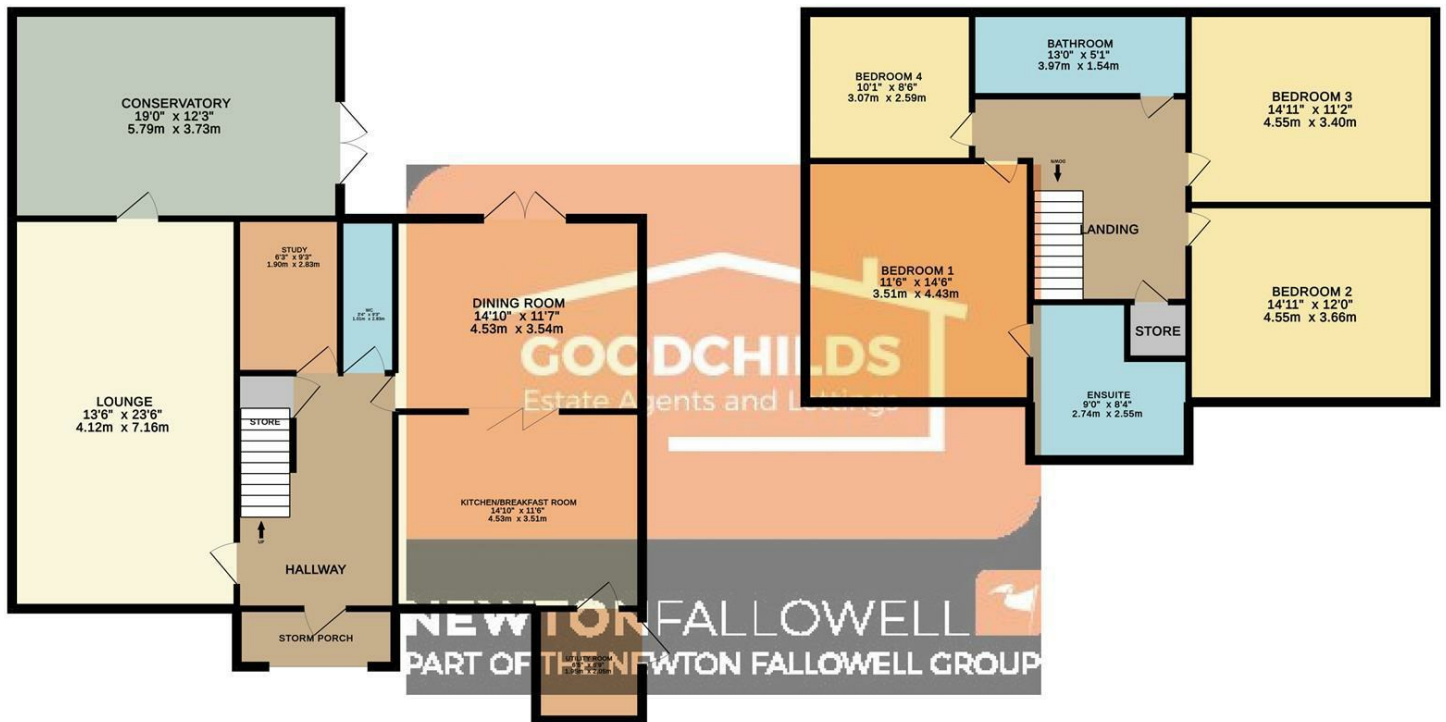
### **Rear**



Enclosed off road parking provided gated off road parking in front of the garage. Garden laid to lawn with borders.

GROUND FLOOR 1214 sq. ft.  
( 112.7 sq. m. )

1ST FLOOR 925 sq. ft.  
( 85.9 sq. m. )



TOTAL FLOOR AREA : 2138 sq. ft. ( 198.6 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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		
<b>England &amp; Wales</b>	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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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