



31 Melrose Avenue

Stone, ST15 8SU

£222,500

**Tinsley
Garner**

independent property expertise



Set in a lovely quiet cul-de-sac position within strolling distance to the canal, local schools and Stone town centre, this well presented lovely family home has been significantly upgraded by the present owners. With spacious accommodation comprising: entrance hall, fitted kitchen, lounge diner, superb orangery, three bedrooms and a modern bathroom. The property offers off road parking for two cars before an integral garage, benefits from gas central heating, Upvc double glazed windows and a delightful enclosed rear garden. A super property in a great location - Early Viewing Essential.

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Entrance Hall

A composite part obscure double glazed front door opens to the hallway with oak effect laminate flooring and radiator. Access to the lounge diner, kitchen and integral garage.

Lounge Diner

A spacious reception room offering a modern oak fire surround with tiled hearth and inset electric feature fire. Glazed bi-fold doors and a Upvc double glazed window open to the orangery, ceiling coving, two radiators, under stairs storage cupboard, oak effect laminate flooring, TV connection and stairs to the first floor accommodation.

Orangery

The orangery is a superb additional reception area, simply made for entertaining in style or relaxing whilst taking in the rear garden view. With vaulted slightly tinted double glazed roof with thermal properties, Upvc double glazed windows and French doors opening to the rear patio and garden, three wall lights, oak effect flooring, radiator, power sockets and TV connection.

Kitchen

Fitted with a range of light wood effect wall and floor units, black marble effect work surfaces with tiled splash-backs and inset stainless steel 1½ bowl sink and drainer with chrome mixer tap. Upvc double glazed window to the front aspect, radiator, oak effect laminate flooring and wall cupboard housing the Baxi Solo gas central heating boiler. With free standing cooker, stainless steel extractor hood and light over, space for an upright fridge freezer and plumbing for both a dishwasher and washing machine.

First Floor

Stairs & Landing

Offering traditional white painted spindle, newel post and banister stairs leading to a galleried landing with carpet throughout, loft access and airing cupboard housing the hot water cylinder.

Bedroom One

With Upvc double glazed window to the front elevation, fitted mirror sliding door wardrobes and storage to one wall, radiator, carpet and TV connection.

Bedroom Two

A second double bedroom, currently used as a study with Upvc double glazed window overlooking the rear garden, radiator and carpet.

Bedroom Three

Another good size bedroom with radiator, carpet and Upvc double glazed window to the front aspect.

Family Bathroom

A modern bathroom fitted with a white suite comprising: standard bath with shower screen, chrome mixer tap and mains fed thermostatic shower system above, vanity wash hand basin with chrome mixer tap, storage unit and inset low level push button WC. Upvc obscure double glazed window to the rear elevation, part tiled walls, extractor fan, chrome towel radiator and planked wood effect vinyl flooring.

Outside

Situated in a quiet cul-de-sac, the property is approached via a tarmac and block paved driveway providing off road parking for two cars before an integral garage. The garage has a steel up over door, fitted shelving, power, lighting and space for additional appliances.

Front



The front garden has a shrub flower bed, gravelled boundary, hose connection and an open porch with paved pathway and light before the front door. There is access to the rear garden via a wooden gate and pathway.

Rear

The well maintained enclosed rear garden offers an Indian stone paved patio and pathway, lawn with shrub borders, timber fence panelling and shed.

General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band C

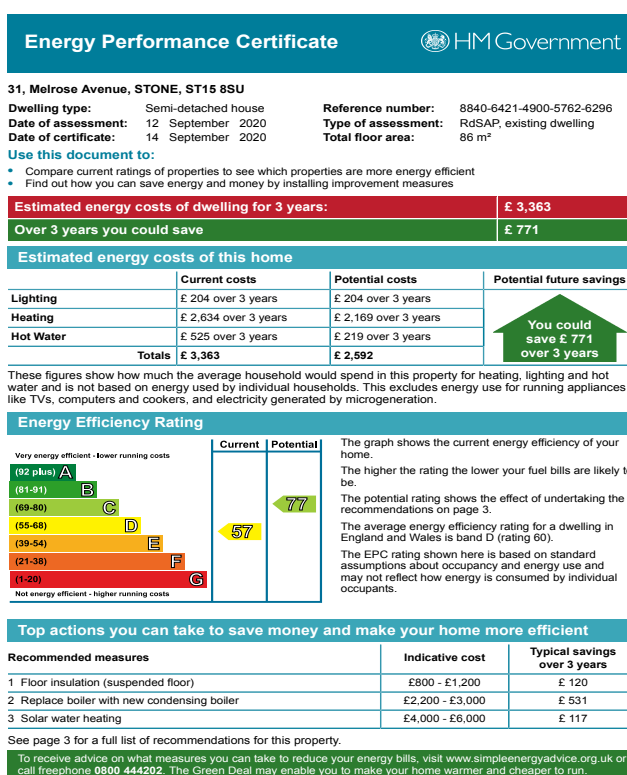
Services

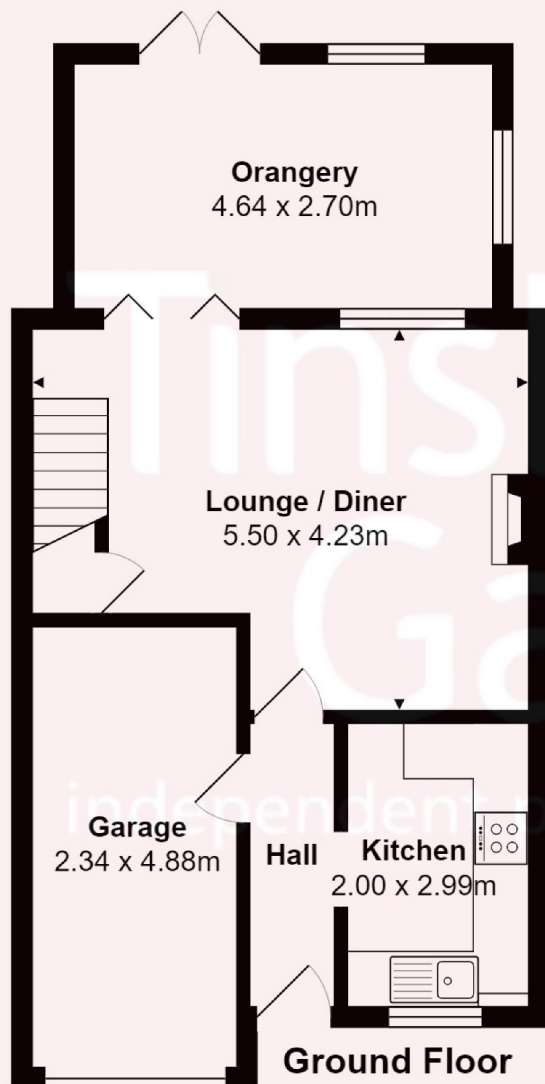
Mains gas, water, electricity & drainage.

Gas fired central heating.

Viewings

Strictly by appointment via the agent.





Total Area: 86.0 m² (excluding garage)

All contents, positioning & measurements are approximate and for display purposes only
Plan produced by Thorin Creed

