



1 Cressey Close

Stone, ST15 8ZT

£450,000

**Tinsley
Garner**

independent property expertise



Quite simply a brilliant family home! If your lifestyle demands a property which offers spacious and adaptable accommodation with room for a growing family then this could well be 'the one'. The accommodation is arranged over three floors featuring a sitting room with French windows opening to the gardens, large open plan kitchen with space for dining, separate formal dining room / home office complemented by four large double bedrooms, single bedroom, two en-suite and a family bathroom. The house occupies a corner plot with gardens front and rear, plenty of off road parking and a double garage Cressey Close is on the edge of the Whitebridge development, strolling distance to the canal tow path making for an easy escape to the great British countryside and also within easy reach of the town centre and local amenities. So there you have it - a family home, and what's more this one is buy this one before someone else beats you to it.

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Entrance Hall

A spacious and welcoming reception area with turned staircase to the first floor landing with storage below. Radiator.

Cloakroom & WC

With suite comprising: WC & pedestal basin. Radiator.

Lounge

A large sitting room which has a window to the front of the house and French doors to the rear opening to the garden terrace. Period style stone effect fireplace with granite inset & hearth and living flame gas fire. TV aerial connection. Two radiators.

Dining Room

A good size formal dining room with window to the front of the house. Would make a perfect family room or home office if you prefer to dine in the kitchen. Radiator.

Breakfast Kitchen

A large open plan kitchen with space for a family size dining table. The kitchen features an extensive range of wall & base cupboards with painted cabinet doors and co-

ordinating black granite effect work surfaces with inset stainless steel sink unit. Fitted appliances comprise: stainless steel gas hob with extractor over, eye level electric double oven, fully integrated dish washer and fridge / freezer. Ceramic tiled walls between the work surfaces and wall

Utility Room

Adjoins the kitchen with door to the rear gardens. Fitted base cupboards with work surface and sink unit, plumbing for washing machine & space for dryer, wall mounted gas central heating boiler. Ceramic tiled floor.

First Floor Landing

A spacious square landing with window to the front of the house, staircase to the second floor landing

Main Bedroom

A spacious double bedroom which has two built-in double wardrobes and window to the front of the house. Radiator.

En-Suite Shower Room

Featuring a white suite comprising: walk-in shower enclosure with glass



screen and thermostatic shower, pedestal basin & WC. Part ceramic tiled walls, window to the rear of the house. Radiator.

Bedroom 2

Double bedroom with window to the rear of the house, built-in double wardrobe. Radiator.

Bedroom 3

Window to the front of the house. Radiator.

Guest Bathroom

With white suite comprising: bath, separate shower enclosure with glass screen and thermostatic shower, pedestal basin & WC. Part ceramic tiled walls, window to the rear of the house. Radiator.

Second floor Landing

With dormer window to the front of the house. Radiator.

Bedroom 4

Large double bedroom with dormer window to the front of the house and two smaller windows to the side, built-in wardrobes to two walls. Two radiators.

En-Suite Shower Room

Fitted with a white suite comprising: walk-in shower enclosure with glass screen and thermostatic shower,

pedestal basin & WC. Ceramic wall tiling to half height, roof light window to the rear. Radiator.

Bedroom 5

Double bedroom with dormer window to the front of the house, two small windows to the side of the house. Built-in wardrobes to one wall. Radiator.

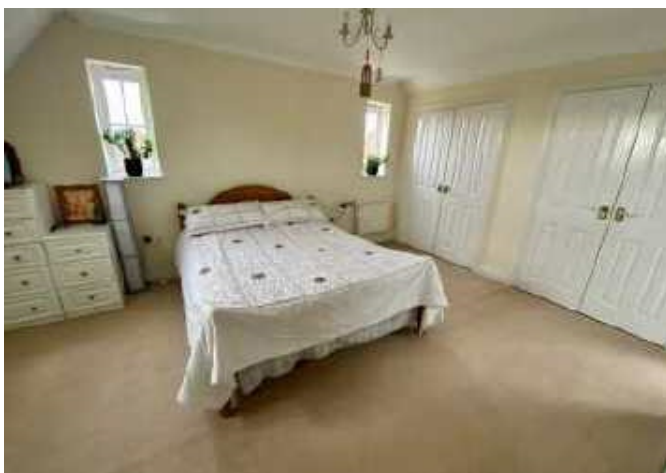
Outside

The house occupies a commanding position in a slightly elevated plot at the entrance to Cressey Close. Unusually for this development the house has a large frontage and is set well back from the road, giving it plenty of off road parking in front of a large two car attached garage.

Lawn front garden with fence & hedge boundaries and enclosed garden to the rear which has a wide paved patio with plenty of space for outdoor living and external storage. Steps up to a lawn area with shrubs, trees and flower beds forming the borders.

General Information

Services: Mains gas, water, electricity & drainage. Gas central heating. Council Tax band



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





