



56 The Fillybrooks

Stone, ST15 0DL

£248,500

**Tinsley
Garner**

independent property expertise



A smart traditional semi in a popular residential location on the outskirts of town. The property has been extended and upgraded offering spacious well-appointed accommodation with some lovely original features. There are spacious living areas featuring two reception rooms, large conservatory and a well appointed extended kitchen with space for dining, complemented by three bedrooms: two double and a good size single together with a smart upgraded family bathroom. Moving to the outside, the house occupies a corner plot with off road parking for three cars and a south west facing rear garden with a large sunny paved patio. Great location less than a mile from the town centre and within easy reach of local schools, Stone Leisure Centre and a wide variety of amenities.

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Entrance Hall

A welcoming reception area featuring its original black and white mosaic tile flooring. Stripped wooden staircase to the first floor landing. Composite half glazed front door and original leaded stained window to the front aspect. Radiator.

Lounge 4.14 x 3.64 (13'7" x 11'11")

A good size living room with bay window to the front of the house, chimney breast with wooden period style fire surround, tile inset and hearth and living flame gas fire. TV aerial connection. Picture rail. Radiator.

Sitting Room 4.72 x 3.65 (15'6" x 12'0")

A very attractive reception room which features exposed brickwork to one wall and chimney breast with raised stone flagged hearth and wood burning stove. Bay window to the rear of the house with French doors opening through to the conservatory. Stripped wooden floor. TV aerial connection. Radiator.

Conservatory 5.18 x 3.48 (17'0" x 11'5")

A spacious conservatory built on a brick base with upvc double glazed windows, louvred roof panels and French doors opening on to the patio area. Ceramic tiled floor and ceiling light / fan.

Cloaks / Utility Room

Featuring a white suite with WC and basin.. Plumbing for washing machine and wall mounted gas fired central heating boiler.

Dining Kitchen 4.15 x 2.47m + dining area (13'7" x 8'1" +dining area)

Open plan dining kitchen which is extended to the side and features an extensive range of wall & base cupboards with oak 'in-frame' cabinet doors and contrasting black granite effect work surfaces with

inset polycarbon sink unit. Stainless steel dual fuel range cooker with matching splash panel and cooker hood, housing for an American style refrigerator / freezer. Exposed brickwork to one wall, Tall vaulted ceiling with two skylight windows and windows to the front and rear of the house. Oak wood effect laminate flooring. Adjoining dining area with space for a table.

Landing

Access hatch to the loft space. Obscure Upvc double glazed window to the side aspect. Dado rail.

Bedroom 1 3.81 x 3.26 (12'6" x 10'8")

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

having Upvc double glazed window to the rear aspect. Built-in double wardrobe with cupboards above to recess. Picture rail. Wooden panelled door. Picture rail. Radiator with thermostat control.

Bedroom 2 4.29 x 3.26 (14'1" x 10'8")

Spacious double bedroom with bay window to the front of the house, radiator.

Bedroom Three 2.22 x 2.17 (7'3" x 7'1")

A good size third bedroom with window to the front of the house. Radiator.

Bathroom 2.09 x 1.78 (6'10" x 5'10")

The bathroom has been upgraded by the current owners featuring a white suite comprising: bath with glass shower screen and thermostatic shower, pedestal basin & WC. Ceramic wall tiling to full height and wood effect flooring. Chrome heated towel radiator.

Outside



The house has a paved frontage bordered by a tall established hedge providing off road parking for 2 / 3 cars. Enclosed rear garden with Indian stone patio area and lawn with tall hedge borders offering a good degree of privacy from neighbouring properties. There may be a possibility to put a driveway and / or garage at the bottom of the garden with access from Longfield Avenue (planning may be required)

General Information

Services mains gas, water, electricity and drainage.

Gas central heating

Council Tax Band

Viewing by appointment

For sale by private treaty, subject to contract

Vacant possession on completion







