



47 Stafford Road

Stone, ST15 0HE

£420,000

Tinsley Garner

independent property expertise



The most surprising house you will find in Stone, and if you are seeking a stylish period house with hidden talents then this could well be the one! In estate agent speak we would say the house is 'deceptively spacious', having been extended, upgraded and re-modelled by the current owners during their 23 years of ownership, offering spacious and adaptable accommodation with every accoutrement for modern family living. The house features three reception rooms, large open plan dining kitchen, four bedrooms, en-suite, family bathroom and a separate shower room. Moving beyond the threshold you will find a huge south west facing rear garden with plenty of space for outdoor living together with a garden cabin which houses a gym, shower and sauna, but would be perfect as a self-contained home office. The house is in a fabulous location strolling distance to the town centre and has a host of amenities quite literally on the doorstep.

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Entrance hall

Reception area with chequer pattern quarry tile floor, staircase to the first floor landing, doors to the sitting room and dining room.

Sitting Room

A characterful living room which has a bay window to the front of the house and glazed panel double doors to the rear opening through to the family room / study. Chimney breast with period style wooden fire surround, cast iron grate, tile inset and raised hearth with living flame fire. Oak engineered wood flooring, TV aerial connection. Radiator.

Family Room / Study

A great addition to the living space and ideal as either a sunny garden room or home office. Vaulted ceiling with skylight windows and bi-fold windows to the rear opening to the patio, doors to both the sitting room and kitchen. Ceramic tiled floor with under floor heating.

Dining Room

The dining room has a window to the front of the house and door leading

through to the kitchen. Chimney breast with quarry tile hearth and stripped pine butlers cupboard to the chimney recess. Oak engineered wooden floor. Radiator. Large under stairs store cupboard.

Dining Kitchen

A fabulous open plan kitchen with space for living, dining and entertaining. The kitchen is extended to the rear featuring a vaulted ceiling with skylight windows, window overlooking the garden and bi-fold doors opening to the patio area. Fitted with an extensive range of wall & base cupboards with coloured high gloss cabinet doors, chrome handles and wood effect work surfaces with inset sink unit. Matching island with storage cupboards and seating for 4.

Utility Room

Wall & base cupboards matching the kitchen with work surface and sink unit, plumbing for washing machine and space for a dryer. Wall mounted gas fired central heating boiler. Ceramic tiled floor with under floor heating.



Cloaks / Shower Room

Fitted with a stylish white suite comprising: walk-in wet room shower enclosure with glass screen and thermostatic shower, vanity basin & enclosed cistern WC. Ceramic tiled floor and wall tiling to full height. Under floor heating.

Landing

Rear facing window with garden views.

Bedroom 1

Double bedroom with two rear facing windows and window to the side of the house. Built-in wardrobes to one wall. Vaulted ceiling. Radiator.

En-Suite Shower Room

Fitted with white suite comprising; shower enclosure with glass screen and thermostatic shower, basin in vanity cupboard & enclosed cistern WC. Ceramic tiled floor and part tiled walls. Chrome heated towel radiator. Skylight window.

Bedroom 2

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

Bedroom 3

Window to the front of the house. Radiator.

Bedroom 4

Single bedroom with window to the rear of the house. Built-in raised cabin bed with desk below. Radiator.

Bathroom

Featuring a white suite with white P-shaped jacuzzi bath with glass screen and shower over, pedestal basin & WC. Ceramic tiled floor and part tiled walls. Tall ceiling with skylight window. Radiator.

Outside

The house enjoys the most amazing outside space with a huge back garden, extensive paved patio and lots of opportunity for outdoor living. The garden area is mainly lawn with tall hedge borders and space for a veggie garden.

Garden Room

So much more than a mere garden shed! The perfect antidote to lock down blues - this large garden cabin is perfect for a multitude of uses; home office, games room or your very own sanctuary at the bottom of the garden! Used by the current owners as a gym and games room and comes complete with a sauna, shower and separate WC - perfect for finding your 'inner Scandinavian'.



General Information

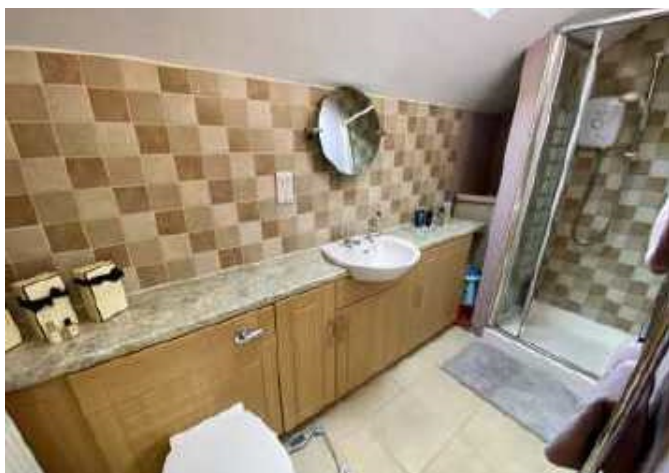
Services: Mains gas, water, electricity & drainage. Gas central heating.

Council Tax band

Viewing by appointment

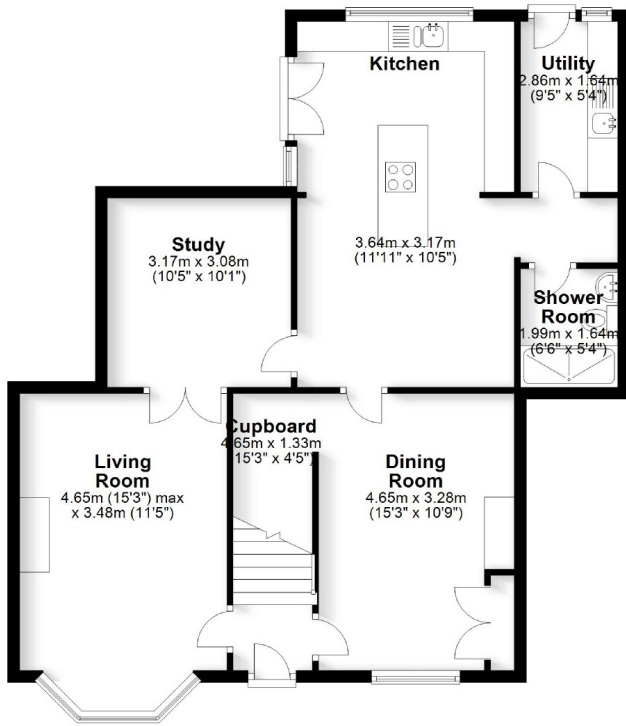
For sale by private treaty, subject to contract.

Vacant possession on completion.



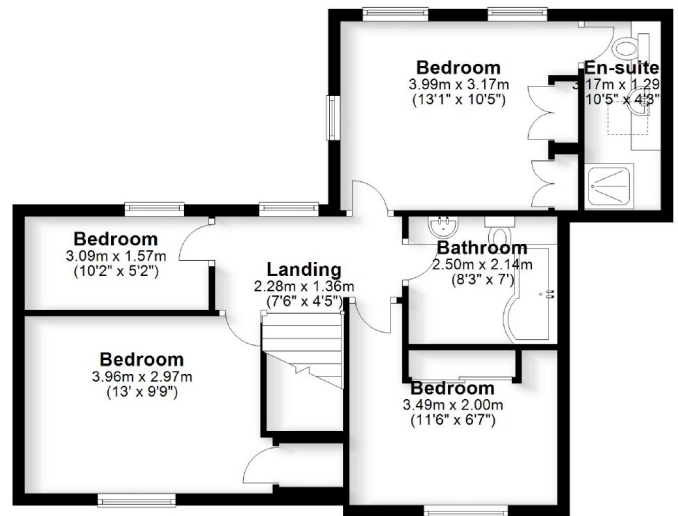
Ground Floor

Approx. 82.7 sq. metres (890.7 sq. feet)



First Floor

Approx. 59.6 sq. metres (642.1 sq. feet)



Total area: approx. 142.4 sq. metres (1532.7 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)

47 STAFFORD ROAD STONE ST15 0HE		Energy rating D
Valid until 14 February 2031	Certificate number 2171-0119-1436-6272-7180	

Property type

Mid-terrace house

Total floor area

139 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

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy performance.](#)