



£560,000

🔑 TENURE: Freehold

📊 EPC RATING: D

💷 COUNCIL TAX BAND: F

Hilderstone Stone

The Meadows Hilderstone
Stone Staffordshire



Some properties just have all the right ingredients and this superb and much improved four bedroom detached family home certainly tick allot of boxes, situated in the highly desirable, rural Village of Hilderstone only a short drive into Stone Town Centre with its fantastic range of shops and amenities as well as excellent commuter links.

Internally the accommodation comprises of a substantial reception hallway, refitted guest W.C, living room, study, large open plan, refitted family dining kitchen with breakfast island and open plan garden room. The property also has a double garage which has been converted into a home office and large utility/store room, which could easily be converted back into garaging, externally you approach the property via secure electric gates, block paved driveway and rear garden with a cut stone/porcelain patio.

- Stunning Four Bedroom Detached House
- Large Open Plan Family Dining Kitchen
- Living Room, Study & Garden Room
- Home Office & Large Utility/Store Room
- Refitted En-Suite & Refitted Family Bathroom
- Highly Regarded Semi Rural Village Location

You can reach us **9am to 9pm**, 7 days a week

14 Salter Street, Stafford, Staffordshire, ST16 2JU

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Reception Hall 11' 7" x 11' 1" (3.53m x 3.38m)

Being accessed through a composite entrance door, the spacious and light reception hall has a stunning patterned tiled floor, stairs to the first floor landing with understairs storage cupboard, radiator, coving and double glazed window to the front elevation.

Guest WC

Having a refitted suite including a wash hand basin with mixer tap and vanity unit beneath and low level WC. Tiled floor, radiator and double glazed window to the side elevation.

Lounge 19' 9" x 11' 7" (6.02m x 3.52m)

A stunning reception room having a contemporary quartz fire surround with granite inset and hearth and housing the living flame gas fire. Coving, wood effect flooring, downlights, two radiators and double glazed window to the rear elevation.



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Study 11' 9" x 6' 5" (3.57m x 1.96m)

Currently used as a playroom, having coving, radiator and double glazed window to the rear elevation.

Open Plan Family Dining Kitchen 23' 9" max x 16' 3" (7.23m max x 4.95m)

A stunning refitted contemporary style open plan family dining kitchen which includes a range of double height units with an integrated fridge and freezer, double height matching unit with fitted shelving and housing the gas central heating boiler. Range of further matching units extending to base and eye level with under cupboard lighting. Quartz effect work surfaces with an inset one and a half bowl sink drainer with chrome mixer tap. Range cooker with double cooker hood over, 'L' shaped breakfast island with drawers beneath and purpose built breakfast bar. Integrated dishwasher and washing machine, wood effect tiled floor, two wall mounted contemporary style radiators, numerous downlights, two double glazed windows to the front elevation and double glazed door leading to the side elevation.

Garden Room 10' 1" x 9' 10" (3.07m x 2.99m)

Having two wall mounted contemporary style radiator, wood effect tiled floor, double glazed windows and double glazed double doors with fitted blinds giving views and access to the rear garden and patio.

First Floor Landing

Having coving, double height contemporary style radiator, large walk-in storage/airing cupboard with hanging rails, access to loft space and double glazed window to the side elevation.

Bedroom One 16' 2" x 9' 6" (4.93m x 2.89m) exc robes

Having fitted contemporary style wardrobes with sliding doors, numerous downlights, coving, two radiators and double glazed window to the rear elevation.

Ensuite Shower Room

Being refitted in a contemporary style with a suite including a double shower cubicle with a mains overhead shower, twin wash basins with vanity unit beneath and chrome mixer taps and low level WC. High gloss tiled floor, double height towel radiator and further radiator, splashback tiling, shaver point and double glazed window to the rear elevation.

Bedroom Two 11' 7" x 13' 1" (3.53m x 3.99m)

A second double bedroom with fitted wardrobes having sliding doors, radiator and double glazed window to the front elevation.





Bedroom Three 11' 7" x 11' 9" (3.54m x 3.58m)

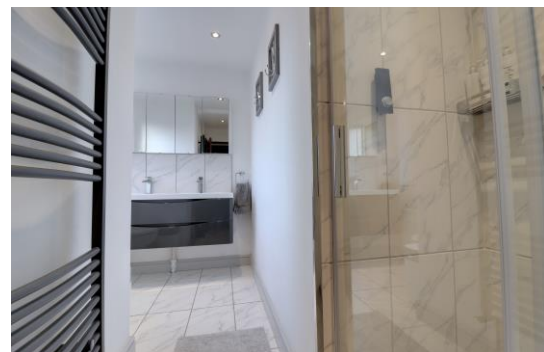
A third double bedroom with modern fitted wardrobes, radiator and double glazed window to the rear elevation.

Bedroom Four 8' 2" x 10' 4" (2.48m x 3.16m)

Having coving, wood effect floor, radiator and double glazed window to the front elevation.

Family Bathroom 5' 10" x 6' 6" (1.77m x 1.97m)

Being refitted in a traditional style with an industrial look and having a suite which includes a freestanding roll top claw foot bath with central chrome mixer tap and shower attachment, tiled shower cubicle with fitted shower, pedestal wash basin and low level WC. Downlights, towel radiator, tiled floor, shaver point and double glazed window to the side elevation.



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Outside - Front

The property is approached through electronically operated wrought iron gates which leads to a block paved drive providing ample off road parking and leads to the former detached double garage. The remainder of the front garden is mainly laid to lawn with secure gated side access which leads to the side and rear.

Former Detached Double Garage

The detached double garage has been converted into a home office and utility / store. There is an up and over door which leads to a store room.

Outside - Side And Rear

Accessed from the front there is a large paved and gravelled side area play area and cut stone pathway leading to the private rear garden which has raised sleepers beds, large cut stone seating area and being mainly laid to lawn with a cut stone pathway.

Utility / Store 17' 7" x 7' 9" (5.35m x 2.36m)

Having a range of base and eye level units and fitted work surfaces with a circular bowl stainless steel sink unit with mixer tap. Tiled floor, power, lighting and door leading to:

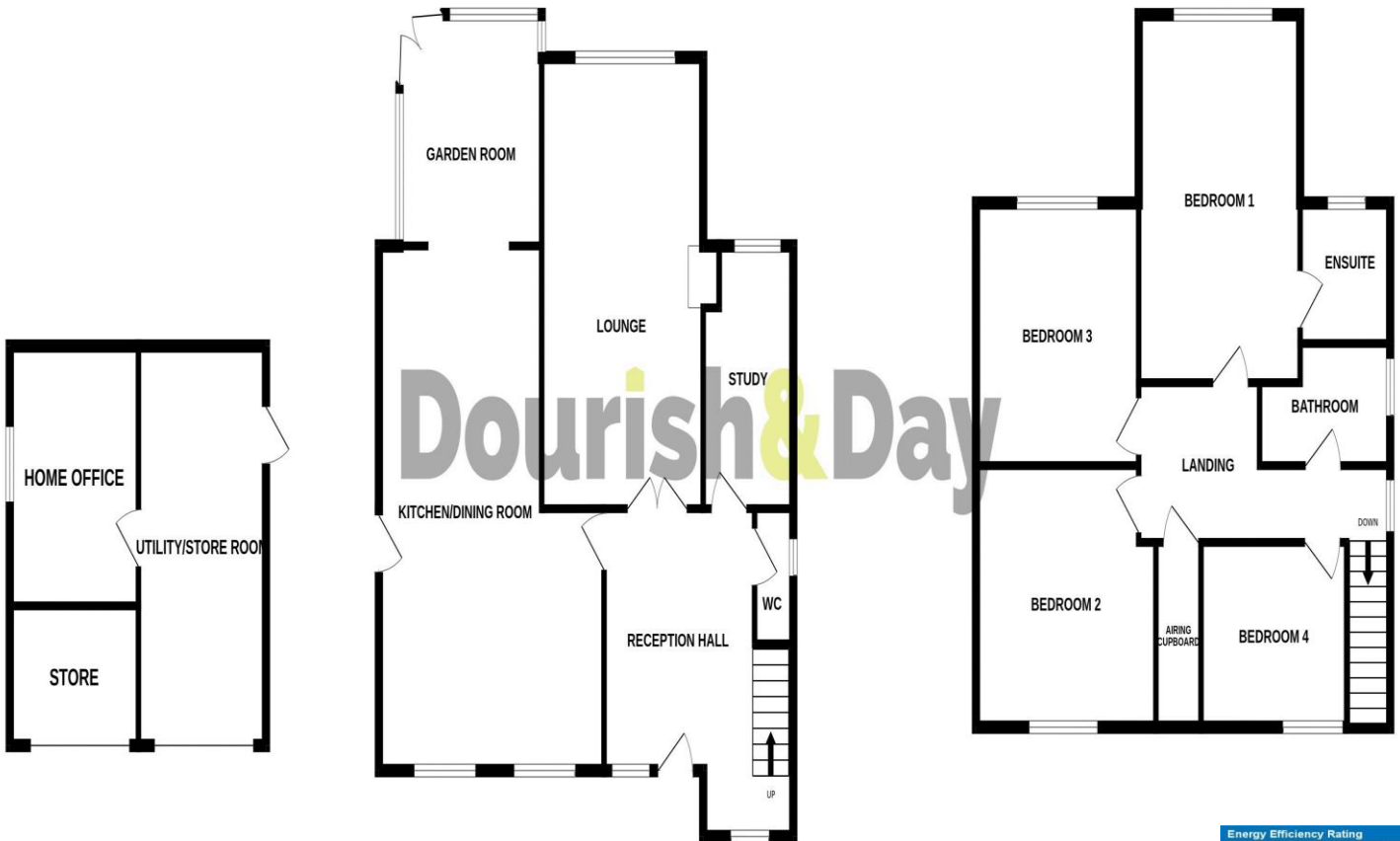
Home Office 9' 8" x 9' 3" (2.94m x 2.81m)

Being used as a home office but offering flexible usage with wood effect floor and window to the side elevation.



GROUND FLOOR

1ST FLOOR



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
<small>Energy efficiency graph - lower ratings worse</small>			
92-100	A		80
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
<small>Not energy efficient - higher ratings worse</small>			
<small>England & Wales</small>		<small>EU Directive 2002/91/EC</small>	
<small>www.epc4u.com</small>			



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