



2A, Broomfield Close, Stone, ST15 0DF



Asking Price £287,500

An excellent value for money detached 4 bedroom house on The Cherryfields, a popular and sought after residential suburb about 10 minutes walk from Stone town centre. The house offers well proportioned accommodation featuring two reception rooms, traditional style kitchen and downstairs WC, complemented on the first floor by four bedrooms and modern shower room. Step outside and you will find a larger than average garden plot with plenty of space for outdoor living and enjoys a good degree of privacy from neighbouring houses. The house is generally well maintained and benefits from gas central heating and upvc double glazed windows, but does now offer the chance for future owners to make their own mark. Great location on the 'town side' of the A34, walking distance to several local schools, Aldi supermarket, Stone Leisure Centre and the town. Offered for sale with no upward chain.



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<https://www.tgprop.co.uk>



Entrance Hall

Reception area with upvc half glazed front door and turned staircase with storage cupboard below. Radiator.

Cloaks & WC

White suite comprising; WC and hand basin. Part tiled walls.

Lounge

Good size sitting room with windows to the front and side of the house. Traditional style fireplace with oak surround and marble inset and hearth. TV aerial connection. Radiator.

Dining Room

The dining room is to the rear of the house featuring sliding patio windows leading out to the garden & wooden floor. Radiator.

Kitchen

The kitchen features a range of wall & base cupboards with traditional style painted cabinet doors and coordinating wood effect work surfaces with inset sink unit. Gas hob with extractor over and electric oven, integrated fridge and freezer, plumbing for washing machine. Ceramic wall & floor tiling. Rear facing window overlooking the garden.

Landing

Turned staircase with window to the side of the house. Access hatch to loft space.

Bedroom 1

Double bedroom with full height window to the front of the house. Radiator.

Bedroom 2

Double bedroom with window to the front of the house. Radiator.

Bedroom 3

Generous single bedroom with window to the rear of the house & recess for wardrobe. Radiator.

Bedroom 4

Small double bedroom with window to the front of the house. Radiator.

Shower Room

Fitted with a white suite featuring; corner quadrant shower enclosure with glass screen and thermostatic shower, vanity basin & WC. Ceramic wall tiling to full height & tiled floor. Airing cupboard. Radiator.

Outside

The house is in a pleasant cul-de-sac position on the edge of the popular Cherryfields suburb, walking distance to local schools and within easy reach of the town centre and leisure centre which are within 15 minutes walk. The house occupies a larger than average plot with gardens front and rear. The front area is lawn with planted borders and the rear features a large paved

patio, lawn area and planted borders. Wooden garden shed and greenhouse.

Tarmac driveway with space for 2 cars together with an attached single garage with up and over door, light & power.

General Information

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

Tenure; Freehold

Council Tax Band C Stafford Borough Council

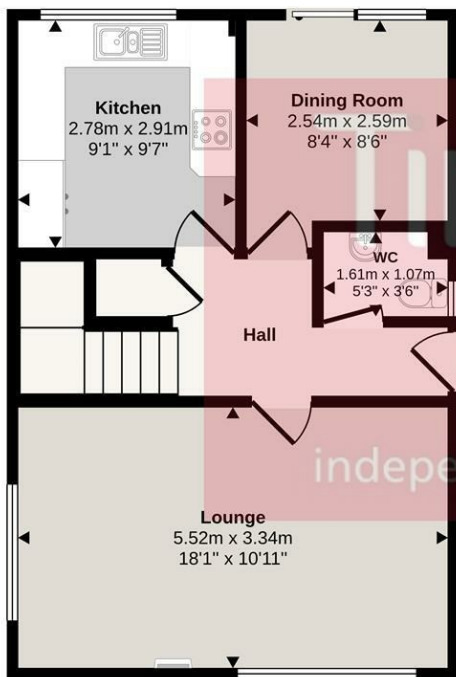
Viewing by appointment

For sale by private treaty, subject to contract.

Vacant possession on completion



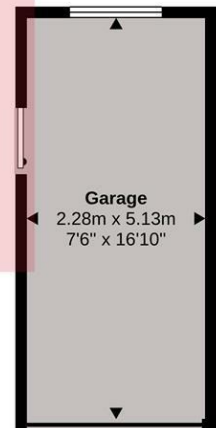
Approx Gross Internal Area
105 sq m / 1126 sq ft



Ground Floor
Approx 46 sq m / 491 sq ft

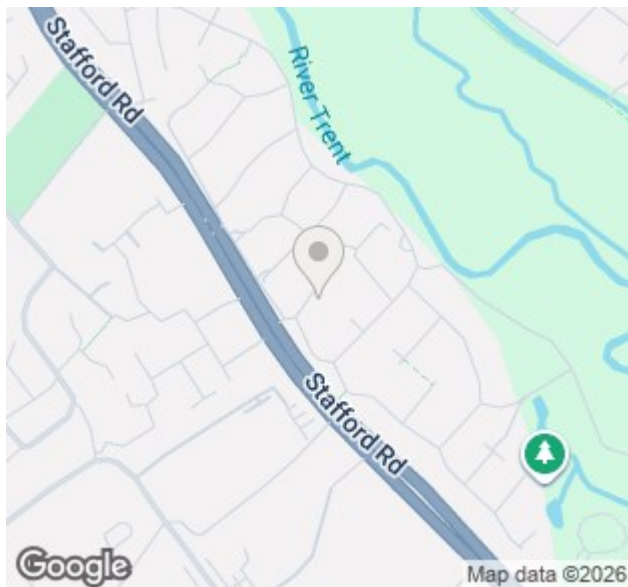


First Floor
Approx 47 sq m / 509 sq ft



Garage
Approx 12 sq m / 126 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	71	79
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	69	69
EU Directive 2002/91/EC		