



36 Fairbanks Walk, Stone, Staffordshire, ST15 0PF

£280,000

Mirror, mirror on the wall, who is the fairest of them all? My Queen you are the fairest in the land, yes we are referring to this fabulous 4 bedroomed detached property on Fairbanks Walk in Swynnerton. With a fantastic amount of family living space comprising a large entrance hallway, downstairs WC, large second sitting room, living with French doors leading you onto the rear patio, and second set of French doors taking you through into the dining room which then continues to lead you into the kitchen. Upstairs you are greeted by three double bedrooms, the master which enjoys an en-suite, a further single bedroom and family bathroom. To the exterior of the property there is parking for several cars, a large single garage and large family patio and decked garden. This property offers fantastic space and is perfect for any growing family! Call us today to arrange your viewing on 01785 851 886!



ACCOMMODATION

Ground Floor

Entrance Hall 5' 0" x 14' 4" (1.52m x 4.37m)

A composite front door with double glazed window surround opens to the entrance hall which has a tiled floor. Having radiator with radiator cover, ceiling light and stairs rising to the first floor with storage space below. Access to the downstairs WC and all main downstairs rooms apart from the dining room.

Downstairs WC 6' 6" x 3' 3" (1.98m x 0.99m)

Having a wall mounted wash hand basin and a low level flush WC. Double glazed UPVC window to the side elevation, radiator and tiles laid to the floor.

Kitchen 14' 2" x 8' 1" (4.31m x 2.46m)

With a double glazed UPVC window both to the front and to the side elevation and a UPVC double glazed door to the side elevation. The kitchen has cream units with sink and mixer tap, space for a dishwasher and space for a fridge freezer. There is a seven burner gas Stoves cooker with overhead hood by separate negotiation. With spotlights, tiles laid to the floor and a pantry cupboard houses the oil fired boiler.

Dining Room 11' 4" x 11' 4" (3.45m x 3.45m)

There is laminate laid to the floor, a double radiator and a ceiling light fitting. UPVC double glazed window to the rear elevation, French doors lead to the living room and a door opens from the kitchen.

Dining Room / Study Area 9' 0" x 16' 7" (2.74m x 5.05m)

With laminate laid to the floor and a double radiator sits beneath a double glazed UPVC window to the front elevation. Having a ceiling light fitting and a secondary UPVC double glazed window to the side elevation.



Living Room 16' 10" x 12' 2" (5.13m x 3.71m)

Having carpet laid to the floor, a double radiator, ceiling light fitting and an electric fire with surround. French doors with double glazed UPVC window to the rear elevation with surround windows and French doors leading into the dining room.

First Floor

Landing 4' 7" x 9' 7" (1.40m x 2.92m)

With carpet laid to the floor, loft access, light fitting and a large double storage cupboard.

Master Bedroom 18' 10" x 12' 4" (5.74m x 3.76m)

With a solid oak floor, a large radiator with a radiator cover, over stairs storage and spotlights. Double glazed UPVC window to the front elevation. There is a master en-suite.

Master En-suite 5' 5" x 6' 4" (1.65m x 1.93m)

Having a low level flush WC, vanity wash hand basin and a double walk-in shower. With tiles laid to the floor and to the walls and having double radiator, spotlights and an extractor fan. Double glazed UPVC frosted window to the front elevation.

Bedroom Three 11' 5" x 11' 6" (3.48m x 3.50m)

Carpet laid to the floor, ceiling light fitting, double radiator and double glazed UPVC window to the rear elevation.

Bedroom Four 11' 2" x 8' 1" (3.40m x 2.46m)

With carpets laid to the floor, radiator, above stairs storage, ceiling light fitting and a double glazed UPVC window to the front elevation.

Family Bathroom 8' 10" x 5' 3" (2.69m x 1.60m)

Having bath with overhead shower, pedestal wash hand basin and low level flush WC. With tiles laid to the floor, a chrome heated towel rail/radiator, spotlights and a double glazed UPVC window to the side elevation.



Exterior

The front of the property benefits from a lawned area and parking for approximately three cars. To the rear there is a gravel and paved rear garden which also has a decking area. There is a raised patio area and plenty of sheds

Garage

A large single garage with both a side door and main garage door.

Directions

From our Ecclestone office head down the High Street/B5026. At the roundabout, take the first exit onto Castle Street/A519. At Cold Meece turn right at Newcastle Road and continue onto Swynnerton Road and continue for 4.1 miles to Swynnerton. Turn left onto Park View and continue straight onto Fairbanks Walk where the property will be identified by our for sale board.

Viewing

If you would like to arrange an appointment to view this property, or require any further information, please contact the office on 01785 851886.

Floor Plans

Please note that floor plans are provided to give an overall impression of the accommodation offered by the property. They are not to be relied upon as a true, scaled and precise representation.

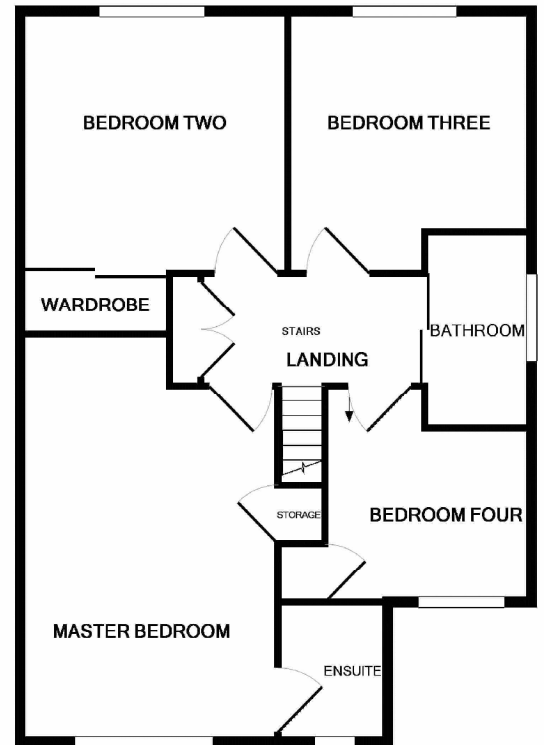
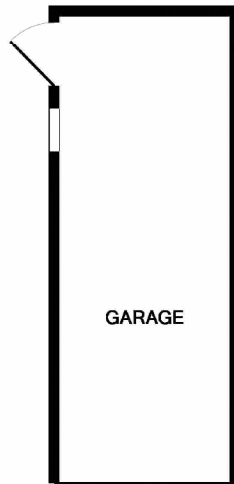
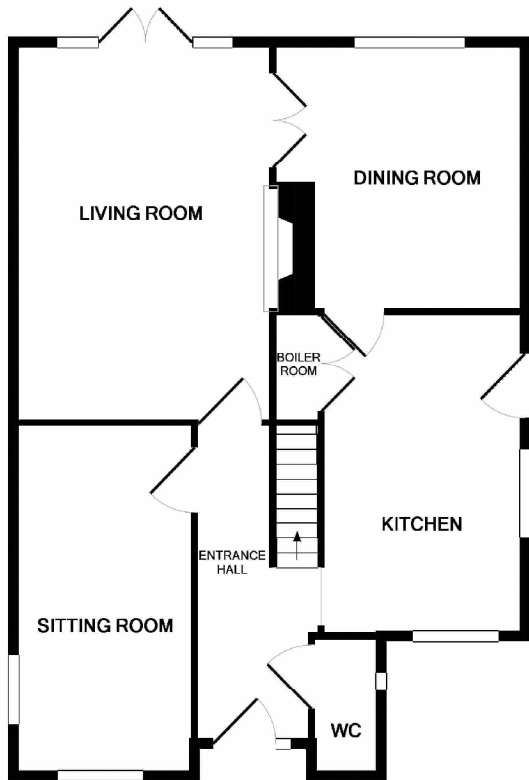
Agents' Notes

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Independent Mortgage Advice

Tailored to meet your individual circumstances and situation. You will receive support throughout the process through to completion. Please contact us to arrange a free no-obligation consultation to review your financial affairs.

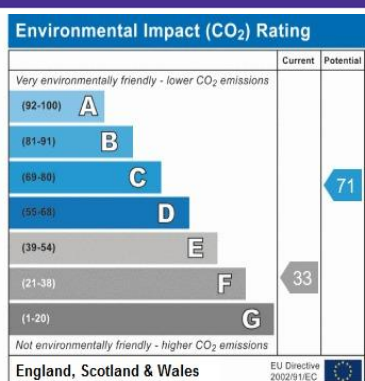
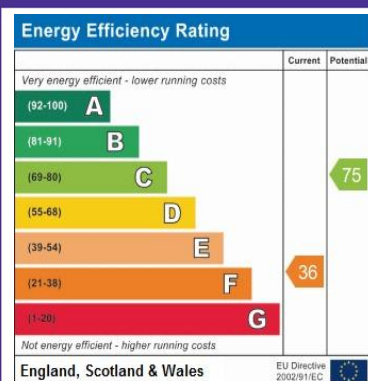
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TOTAL APPROX. FLOOR AREA 1641 SQ.FT. (152.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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