



9 The Lindens, Stone, Staffordshire, ST15 0BD

£200,000

Did you know that the 'Linden Tree' is a symbol for friendship, peace, love and good luck to name a few and also to protect and no truer word can be said for this family home located on the bountiful Cherryfields Development. Let's start outside with the enclosed rear garden to protect children and pets whilst at play. Having been extended internally a friendly welcome greets you at the door leading to the sunny Lounge and then onto the Dining Room and a peaceful Conservatory to while away the hours of the day. The Kitchen is fitted with an array of appliances and to the first floor we have three bedrooms and shower room. With countryside/canal walks on your doorstep, the town centre being just a hop, skip and a jump away together with good schooling and excellent commuter links nearby the fertile grounds of Cherryfields deliver to us yet again a super home - Ring early to book your viewing!! EER - D66



ACCOMMODATION

Ground Floor

Entrance 4' 2" x 4' 7" (1.27m x 1.40m)

With a composite entrance door having opaque double glazed panels to the centre and also to the side. There is one wood panelled wall, a radiator and a coats cupboard having louvre opening door. A door leads through to the lounge.

Lounge 13' 9" x 14' 8" (4.19m x 4.47m)

The lounge has coved cornice to the ceiling, double glazed bow window to the front elevation, radiator, television and telephone connection points and a feature fireplace having marble surround with matching inset and hearth housing a living flame coal effect gas fire. With two wall light points, an under stairs recess and stairs that rise to the first floor. A door leads through to the dining room.

Dining Room 11' 3" x 14' 8" (3.43m x 4.47m)

Having coved cornice to the ceiling, double radiator, double glazed window looking through into the conservatory along with a double glazed door leading into the conservatory. With a built-in store with double opening louvre doors.

Conservatory 8' 6" x 15' 0" (2.59m x 4.57m)

Of dwarf brick wall and UPVC construction having windows to two sides and French doors leading out to the garden and the entertainment area. There is a tiled floor together with a radiator.

Kitchen 11' 5" x 7' 9" (3.48m x 2.36m)

The kitchen is fitted with worksurfaces having a range of base units below incorporating both drawers and cupboards. There is matching range of wall mounted units having under wall cupboard lighting. With an inset one and a half bowl sink unit with mixer tap, inset four ring induction hob with extractor hood above and built-in electric double ovens below, one of which has a grill facility. There is plumbing for an automatic washing machine, an integrated fridge and the pull out larder style drawers. With a radiator, tiled floor and tiled splashbacks. Double glazed window looking into the garden together, a door giving access out to the patio area and a personal door gives access to the garage/store.

First Floor

Landing

From the lounge a staircase rises to the first floor landing which has the loft access point together also with linen store which provides linen storage and houses the gas central heating boiler. Doors lead to all rooms.

Master Bedroom 11' 9" x 8' 5" (3.58m x 2.56m)

With a double glazed window to the front elevation, radiator and a range of fitted bedroom furniture comprising wardrobes, bed recess having overhead storage cupboards and also built-in wardrobes having double sliding doors.

Bedroom Two 11' 4" x 8' 6" (3.45m x 2.59m)

With a double glazed window to the rear elevation together with a radiator, fitted bedroom furniture comprising wardrobes and with a bed recess having overhead storage.

Bedroom Three 8' 9" x 5' 11" (2.66m x 1.80m)

With a double glazed window to the front elevation, radiator and a store cupboard.

Family Bathroom 6' 5" x 5' 10" (1.95m x 1.78m)

Fitted with a suite that comprises a panelled bath having mixer tap with a showerhead attachment, a display plinth with an inset wash hand basin with mixer tap and vanity cupboards below which then extends to a concealed cistern WC. With a chrome ladder style heated towel rail/radiator, tiled walls, tiled floor, recessed ceiling spotlights and an opaque double glazed window to the rear elevation.

Exterior

To the front there is a lawn and a driveway which provides off road parking. To the rear there is a paved patio and entertainment area which then extends to the lawned garden having deep beds and shaped borders containing a variety of mature shrubs together with also with specimen trees. The rear garden is enclosed by a mixture of close board fencing and mature conifer hedging. With an outside water tap.



Garage / Store 15' 3" x 8' 0" (4.64m x 2.44m)

With UPVC double opening doors to the front together with electric light and power.

Directions

Leave Stone town centre along the Stafford Road turning left onto Valley Road and right onto Redwood Avenue and then first right onto Cedars Drive and second left onto The Lindens where the property can be found on the left hand side as indicated 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 814917.

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.

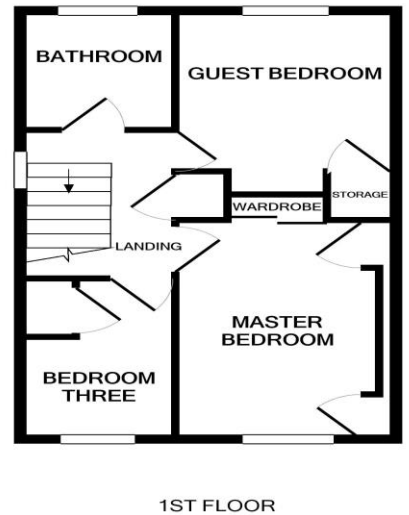
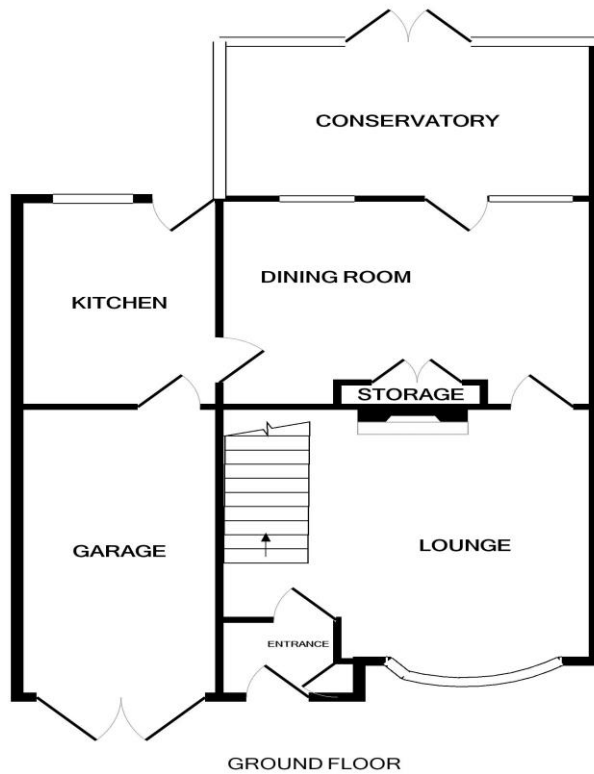
Agents' Notes

Although we try to ensure accuracy, these details are set out for guidance purposes only and do not form part of a contract or offer. Please note that some photographs have been taken with a wide-angle lens. A final inspection prior to exchange of contracts is recommended. No person in the employment of James Du Pavey Ltd has any authority to make any representation or warranty in relation to this property.

Referrals

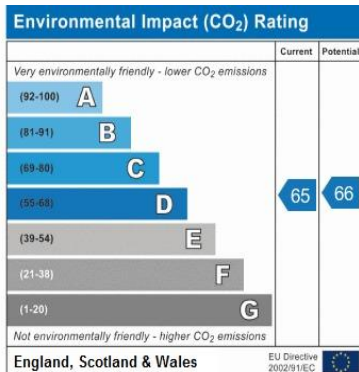
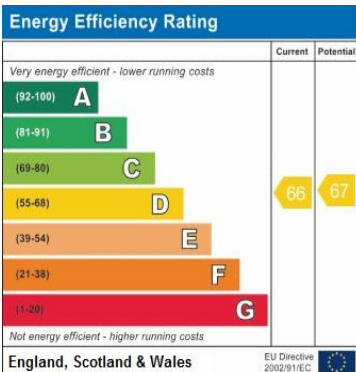
We can recommend excellent local solicitors and mortgage advice as required. At no time are you obliged to use any of our services. Please be aware that our solicitors pay us a referral fee of £120 inc VAT for each case sent to a solicitor and £168 inc VAT for a no sale no legal fee case. For mortgage advice we work with RPUK Ltd, a superb financial advice firm who waiver their fee for clients referred by James Du Pavey Estate Agents. RPUK Ltd pay James Du Pavey 45% of the procurement fee paid to the broker by the lender. For any more information regarding this, please contact the office. RP UK Ltd is a trading style of Retirement Planning (UK) Ltd. Authorised and Regulated by the Financial Conduct Authority. Your Home is at risk if you do not keep up repayments on a mortgage or other loans secured on it.

James Du Pavey
INDEPENDENT ESTATE AGENTS



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

Made with Metropix ©2020



James Du Pavey
INDEPENDENT ESTATE AGENTS

Christchurch House
Christchurch Way
Stone
Staffordshire
ST15 8BZ

t: 01785 814917
e: stone@jamesdupavey.co.uk