



AUSTIN & ROE
INDEPENDENT ESTATE AGENTS

3 BEDROOM SEMI-DETACHED FOR SALE - £235,000

HOLLINGWORTH CLOSE, YARNFIELD, STONE, STAFFORDSHIRE, ST15 0GU



KEY FEATURES

- 3 BEDROOM SEMI-DETACHED PROPERTY • MODERN KITCHEN AND BATHROOM • MASTER BEDROOM WITH EN-SUITE • ENCLOSED REAR GARDEN • VILLAGE LOCATION • CLOSE TO SPRINGFIELDS FIRST SCHOOL • GOOD COMMUTER LINKS

DESCRIPTION

Austin & Roe have pleasure in offering for Sale this Three Bedroom Semi Detached Property with driveway and enclosed rear garden, in the popular village of Yarnfield, just outside of Stone. Set in a peaceful cul-de-sac location with close proximity to the local playground and countryside walks.

The Property briefly comprises Entrance Hallway, Living Room, Kitchen and Guest Cloakroom on the Ground Floor; to the First Floor is the landing, Master Bedroom with En-Suite, Two further Bedrooms all with newly fitted grey carpets and the Family Bathroom.

At the front of the Property is a parking area for two cars, a Garden laid to lawn with low level hedging, and a paved pathway leading to the front door.

To the rear is a fully enclosed garden with paved patio and pergola for alfresco dining and entertaining, a large lawn and a raised decked seating area, all enclosed by well maintained timber and metal fencing.

Council Band C
Mains Electric & Gas
Mains Water, Drains & Sewers
Broadband FTTC
Mobile Coverage
Off Road Parking
Low Risk of Flooding

You can view the virtual tour for this lovely property on our website, Rightmove or by typing the following link into your subject bar:-

<https://my.360picture.uk/tour/20-hollingworth-close>

LOCATION

Take the A34 North out of Stone and turn left at the "Wayfarer" Restaurant/Public House, follow Yarnfield Lane for around 2.4 miles, turn right onto Yarnfield Parkway, At the roundabout, take the 2nd exit onto Hollingworth Close, the property is on your left.

GROUND FLOOR

Entrance Hall - 12' 2" x 3' 7" (3.72m x 1.11m) The Property is entered through a white double glazed composite door in to the Entrance Hall, which has neutral decor, a white ceiling with recessed spot lights, a wall mounted central heating radiator and wood effect laminate flooring. There are doors opening in to the Guest WC, Living Room and Kitchen, and stairs rising to the first floor.

Living Room - 15' 3" x 14' 5" (4.68m x 4.4m) The Living Room has neutral decor, a white ceiling with central pendant light fitting, double glazed patio doors and glazed side panels leading to the Garden, a wall mounted central heating radiator, wood effect laminate flooring and power and TV connections. A door opens in to the under stairs storage space.

Kitchen - 12' 2" x 8' 2" (3.72m x 2.49m) The bright Kitchen has neutral decor, a white ceiling with recessed spot lights, a double glazed window to the front aspect with a wall mounted central heating radiator below and wood effect laminate flooring. There is a selection of white washed wood effect wall and base units, with a newly installed light grey granite worktop and upstand, new Frankie sink and chrome swan neck mixer tap, an integrated oven and newly fitted electric induction hob with extractor hood above, integrated dishwasher and fridge freezer.



Ground Floor WC - 5' 2" x 3' 0" (1.59m x 0.92m) The Ground Floor WC has neutral decor, a white ceiling with central light fitting, a double glazed obscured glass window to the front aspect, a wall mounted central heating radiator and wood effect laminate flooring. The white sanitaryware consists of a corner pedestal wash hand basin with chrome mixer tap, and a close coupled wc with push button flush.

FIRST FLOOR

Stairs and Landing - 11' 11" x 3' 1" (3.64m x 0.94m) The Stairs rise from the Hallway to the Landing above, with neutral decor, white painted balustrade with wooden handrail and grey fitted carpet. The Landing has a central pendant light fitting, a ceiling hatch in to the roof space above, a wall mounted central heating radiator and doors opening in to the three Bedrooms and Family Bathroom.

Master Bedroom - 13' 8" x 8' 5" (4.19m x 2.59m) The Master Bedroom has neutral decor, a white ceiling with central pendant light fitting, a double glazed window to the rear aspect, a wall mounted central heating radiator and grey fitted carpet. A door leads to the En-suite shower room.

En-Suite - 8' 5" x 4' 1" (2.59m x 1.25m) The En Suite has neutral decor, a white ceiling with central light fitting, a wall mounted chrome heated towel rail and wood effect vinyl flooring. The white sanitaryware consists of a pedestal wash hand basin with chrome mixer taps and white tiled splash back, a walk in shower cubicle with folding glass screen, white wall tiles and a chrome mains fed shower, and a close coupled wc with push button flush.

Bedroom 2 - 10' 2" x 8' 5" (3.12m x 2.59m) Bedroom 2 has neutral decor, a white ceiling with central pendant light fitting, a double glazed window to the front aspect with wall mounted central heating radiator below, and grey fitted carpet.

Bedroom 3 - 8' 10" x 6' 2" (2.7m x 1.9m) Bedroom 3 is currently used as a walk in wardrobe, with neutral decor, a white ceiling with central pendant light fitting, a double glazed window to the rear aspect, a wall mounted central heating radiator and grey fitted carpet. There are full height fitted wardrobes with mirrored doors to one full wall.

Family Bathroom - 7' 9" x 6' 2" (2.38m x 1.9m) The Family Bathroom has neutral decor with white full height tiling to the bath area, a white ceiling with central light fitting, a double glazed obscured glass window to the front aspect, a wall mounted chrome heated towel rail and wood effect vinyl flooring. The white sanitaryware consists of a pedestal wash hand basin with chrome mixer taps, a panel bath with glass shower screen and electric shower, and a close coupled wc with push button flush.

EXTERIOR

Outside Spaces - At the front of the Property is a parking area for two cars, a Garden laid to lawn with low level hedging, and a paved pathway leading to the front door. To the rear is a fully enclosed recently landscaped garden with paved patio and pergola for alfresco dining and entertaining, a large lawn and a raised decked seating area, all enclosed by newly installed hardwearing metal boundary fencing.





ENERGY EFFICIENCY

