



Ashdale Park,  
Yarnfield, Stone,  
Staffordshire



**OneAgency**

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# Offers in Excess of £390,000

A spacious detached family house, situated in the sought after location of Yarnfield, which is less than 3 miles into Stone town centre. The property is offered with no chain involvement and benefits from a generous sized rear garden, double garage with electric doors and ample off road parking.





## GROUND FLOOR

### ENTRANCE PORCH

Double glazed windows and door to front, door into hallway.

### HALLWAY

Stairs to first floor, under stairs storage area.

### STUDY

2.83m x 3.47m (9' 3" x 11' 5") Double glazed window to front, radiator.

### CLOAKS

Double glazed frosted window to side, WC, hand wash basin with storage below, radiator.

### KITCHEN

3.41m x 2.82m (11' 2" x 9' 3") Double glazed window to rear, fitted oven and hob with extractor fan above, stainless steel sink and drainer unit with mixer tap, plumbing for dishwasher, space for fridge freezer.

### UTILITY

1.52m x 2.58m (5' 0" x 8' 6") Wall mounted Glow Worm boiler, double glazed windows to rear, door to side, stainless steel sink and drainer unit with mixer tap, plumbing for automatic washing machine, space for dryer, tiled walls.

### LIVING ROOM

6.48m x 3.58m (21' 3" x 11' 9") Double glazed window to front, double glazed sliding patio doors to rear, coal effect gas fire with feature fireplace, two radiators.

### DINING ROOM

4.91m max x 3.00m max (16' 1" x 9' 10") Three double glazed windows to rear, radiator.

## FIRST FLOOR

### LANDING

Access to loft, airing cupboard.

### MASTER BEDROOM

3.06m x 4.07m (10' 0" x 13' 4") Double glazed window to front, radiator, fitted range of wardrobes.

### EN SUITE BATHROOM

2.53m max x 1.96m max (8' 4" x 6' 5") Panelled bath with shower over, WC and pedestal wash hand basin, tiled walls, heated towel rail.

### BEDROOM TWO

3.66m max x 3.49m max (12' 0" x 11' 5") Double glazed window to front, radiator, fitted wardrobes and built in storage.

### BEDROOM THREE

3.61m max x 2.15m max (11' 10" x 7' 1") Double glazed window to rear, radiator, fitted wardrobes.

### BEDROOM FOUR

2.89m x 2.67m (9' 6" x 8' 9") Double glazed window to rear, radiator.

### SHOWER ROOM

2.38m x 1.68m (7' 10" x 5' 6") Shower cubicle with mains shower, heated towel rail, WC, hand wash basin with storage below, tiled walls, tiled floor.

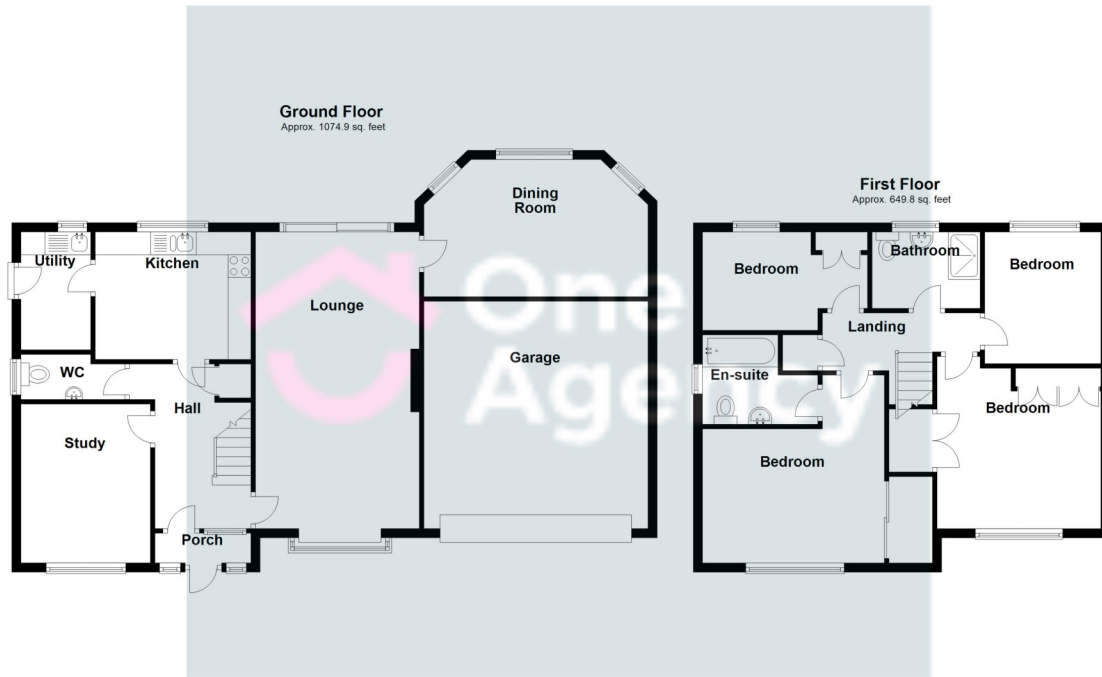
### DOUBLE GARAGE

With electric door.

### OUTSIDE

Generous sized rear garden with patio and seating areas. Driveway providing ample off road parking leading to double garage with electric door.






Total area: approx. 1724.6 sq. feet

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>		79
(56 to 68) <b>D</b>	68	
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Wales &amp; N.Ireland</b>	EU Directive 2002/91/EC	



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