



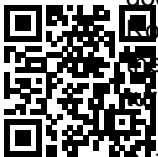
If it's space you are after - then space is what you are going to get at this link detached home with versatile accommodation on both the ground and first floors. With a large lounge leading to dining room and full width conservatory together with breakfast kitchen and utility room on the ground floor through to the first floor bedrooms with bathroom. The car or hobby enthusiast gets a brilliant attached carport being almost the full length of the property! There's lots of off road parking to the front and an enclosed garden to the rear - what more are you waiting for - let's get that viewing booked for you today!!

Ground Floor
Entrance Porch Having a UPVC entrance door and a glazed door leading into the lounge.
Lounge - 17' 4" x 11' 9" (max) (5.28m x 3.58m (max)) Having a UPVC double glazed window to the front aspect and a feature fireplace with a multi fuel log burner and having a tiled hearth and recess to store logs. Double doors lead to the dining room and the lounge has two radiators.
Dining Room - 11' 3" x 8' 1" (3.43m x 2.46m) Having UPVC double glazed sliding patio doors leading to the conservatory, coving to the ceiling and a radiator.
Conservatory - 19' 8" x 8' 8" (5.99m x 2.64m) Of dwarf brick built construction with UPVC double glazed windows to the side and rear aspects with a UPVC double glazed door leading out onto the patio and having two radiators.
Inner Hallway Having a built-in storage cupboard and stairs to the first floor.
Bedroom 2 - 12' 0" x 10' 6" (3.65m x 3.20m) Having coving to the ceiling, radiator and sliding doors to the conservatory.
Utility Room / WC - 8' 6" x 5' 1" (2.59m x 1.55m) Having a suite comprising a low level flush WC and pedestal wash hand basin. With a radiator, tiled flooring, fully tiled walls, a UPVC glazed exterior door and a UPVC double glazed window to the side aspect.
Kitchen - 12' 10" x 8' 1" (3.91m x 2.46m) Having a range of matching base, drawer and wall mounted units with worksurfaces incorporating a breakfast bar, with a double stainless steel sink unit with mixer tap, space and plumbing for appliances, extractor hood, glass display cabinets, tiled walls, wood flooring, spotlights to the ceiling, radiator and a UPVC double glazed window to the front aspect.

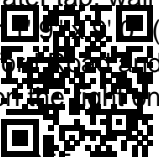
First Floor
First Floor Landing Having doors to first floor rooms and a large walk-in eaves wardrobe.
Bathroom - 10' 6" x 4' 5" (3.20m x 1.35m) Having a suite comprising a panel bath, pedestal wash hand basin and a low level flush WC. With tiled walls, radiator, large storage cupboard, a UPVC double glazed window to the side elevation and loft hatch access.
Master Bedroom - 14' 8" x 12' 7" (4.47m x 3.83m) Having a UPVC double glazed window to the front elevation with a radiator and coving to the ceiling.
Dressing Room - 10' 9" x 6' 5" (3.27m x 1.95m) Having a UPVC double glazed window to the rear elevation with a radiator.
Study - 9' 3" x 6' 4" (2.82m x 1.93m) Having a UPVC double glazed window to the rear elevation and a radiator.

Exterior
To the front of the property is a large tarmac driveway providing parking for several vehicles and having a garden with a lawn and shrub flower bed. To the rear is a paved patio area and a garden laid to lawn with bark chipped borders, planted beds and a garden shed.
Carport - 29' 0" x 9' 4" (8.83m x 2.84m) Located to the side of the property is a large carport with double

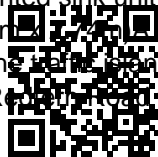
doors, water tap, wall mounted sink unit, space and plumbing for a washing machine and ample storage space. With doors leading to the utility room and kitchen. Storage room - 19.3m² (3.58m²) useful storage space with a large window and a door leading to the rear garden. Elevations. Leave down central drive to the Stafford Road and at the T-junction continue straight across onto the Eccleshall Road. Take the second turning on the right to Pirehill Lane and take the first turning on the left then to Redford Road to where you will find the property immediately on the left hand side, as indicated on the map above.



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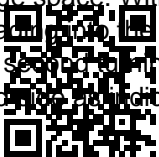
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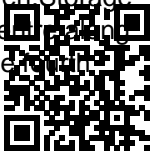


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