



## 5 Kent Grove, Stone

£189,950 Freehold



The expansive sitting and dining room with dual aspects and French doors creates an ideal space for family gatherings. The well-planned layout ensures every inch of space is utilized efficiently. • Overlooking the rear garden, the kitchen is equipped with ample space for all your appliances. The adjacent utility room and convenient downstairs WC add to the practicality. • Upstairs, three great sized bedrooms. The main bedroom features fitted wardrobes for plenty of storage, while the additional bedrooms are perfect for children, guests, or a home office. • This home offers ample parking for multiple vehicles, while the fabulous rear garden is a true highlight. With a patio for alfresco dining, a lawned area for play, and mature trees for privacy. • Positioned in a quiet street, Kent Grove offers the perfect balance of peace and convenience. Close to Stone Centre, you'll have easy access to shops





Welcome to Kent Grove, where you can find this charming three-bedroom semi-detached family home. Positioned on a quiet street in a highly desirable location, this property is just a stone's throw away from Stone Centre. As you step through the welcoming entrance hall, you'll find a clever use of space under the stairs, ideal for storage. The heart of the home lies in the expansive sitting and dining room, boasting dual aspects and French doors that open onto the beautiful rear garden. The kitchen at the rear overlooks the garden, making meal prep a joy rather than a chore. Adjacent to the kitchen is a generously sized utility room – a true lifesaver for busy families – and a convenient downstairs WC and storeroom. Upstairs, you'll find three well-appointed bedrooms. The main bedroom features fitted wardrobes, offering plenty of storage, while the two additional bedrooms are perfect for children, guests, or a home office. The modern family bathroom, with a shower over the bath, ensures that morning routines run smoothly. Outside, the front of the property provides ample parking space for multiple vehicles. The fabulous rear garden is a true highlight of this home, with a patio area for alfresco dining, a lawned area for play, and mature trees for added privacy, creating the perfect backdrop. There's even potential at the garden's end for a children's play area, a summer house, or whatever your heart desires. Situated in Stone, Kent Grove is just a short walk from the town centre, local schools, and the railway station, placing you at the heart of convenience and community. Don't miss out on this unique opportunity – call now to arrange your viewing and start the next chapter of your life at Kent Grove! So come along, don't delay, Make Kent Grove your home today. With all these features, can't you see? It's simply meant to be!

Please note that this property is non standard construction and mortgage lenders should be advised of this at the outset.



Charming 3-bed semi-detached family home in Stone. Expansive living area, well-appointed bedrooms, modern kitchen & bath. Fabulous garden with parking. Close to town, schools & station. Don't miss out on this unique opportunity - call now!  
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

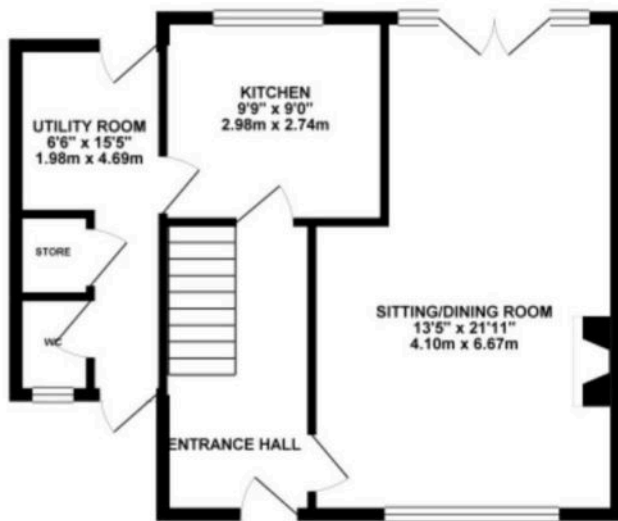
EPC Environmental Impact Rating: E



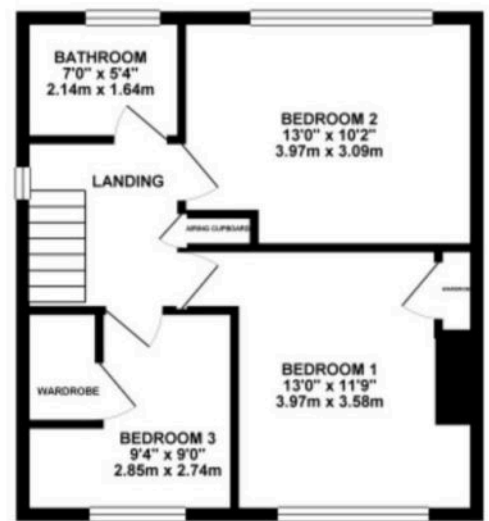




GROUND FLOOR 538.18 sq. ft.  
( 50.00 sq. m. )



1ST FLOOR 438.30 sq. ft.  
( 40.72 sq. m. )



TOTAL FLOOR AREA : 976.48 sq. ft. ( 90.72 sq. m. ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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