



## 3 Boothstone Park, Yarnfield

### Leasehold



A lovely two bedroom park home in Yarnfield ready and waiting for its new owners. • Two double bedrooms with built in wardrobes and two bathrooms assures great space to relax and unwind. • A spacious living room with beautiful details and an open kitchen area makes entertaining and spacious living a delight. • Outside, enjoy a rear garden with both pathway and lawn, along with an outdoor W.C/utility room. To the front find a driveway and handy shed for storage bliss. • Located in Yarnfield, enjoy excellent amenities, schools and travel links close by, along with Eccleshall and Stone just a short drive away.





Put on your dancing shoes and take a twirl over to 3 Boothstone Park, where practicality meets pizzazz and every step feels like part of a perfectly choreographed routine! Waltz through the front door and into a bright, open layout that's ready to lead the way where the kitchen takes centre stage, followed by hallways and doors that glide you through the home like a graceful two-step. Dressed in bold red cabinetry and crisp white worktops, this kitchen's got serious rhythm and with integrated appliances and a central island, it's the perfect spot for a kitchen conga or coffee-fuelled catch-up. The black and red tiling sashays from kitchen to hallway, creating a seamless, toe-tapping flow right into the living room and what a showstopper it is! With sunlight pouring in through, a statement fireplace, elegant ceiling detailing and wood-effect flooring, it's less living room, more grand ballroom. Just off the kitchen, the utility room keeps things tidy with matching cabinetry and a convenient door to the garden, ideal for a little outdoor cha-cha. At the quieter end of the home, the principal bedroom glides into view with built-in wardrobes, a vanity unit and a private ensuite. The second bedroom is another good sized double with its own built-in wardrobe, perfect for guests or a glamorous dressing room. A family bathroom finishes the indoor set with floor-to-ceiling tiling, a full-size tub, W.C. and twin sinks, because even getting ready should feel like a duet. Step-ball-change your way outside to find a rear garden complete with lawn and pathway, just waiting for your outdoor rhythm. A handy outdoor W.C./utility area takes centre stage for added convenience, while a shed at the front keeps your props (or garden tools) in perfect storage harmony. A private driveway completes the performance. Located in the lovely village of Yarnfield, you're just a short skip away from Eccleshall and Stone, with local amenities, schools and travel links all within easy reach. So, what are you waiting for? Grab your groove and shimmy on down to 3 Boothstone Park, this home is ready to dance its way into your heart!



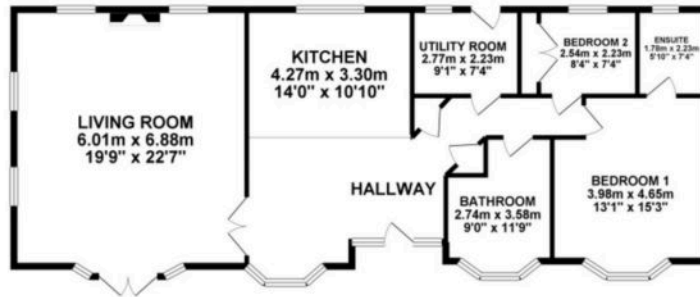
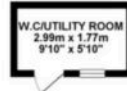
Spacious and practical living awaits at 3 Boothstone Park. Open kitchen, large living room, ensuite master bedroom, garden with outdoor W.C. Prime location in Yarnfield with nearby amenities. Council Tax band: A

Tenure: Leasehold

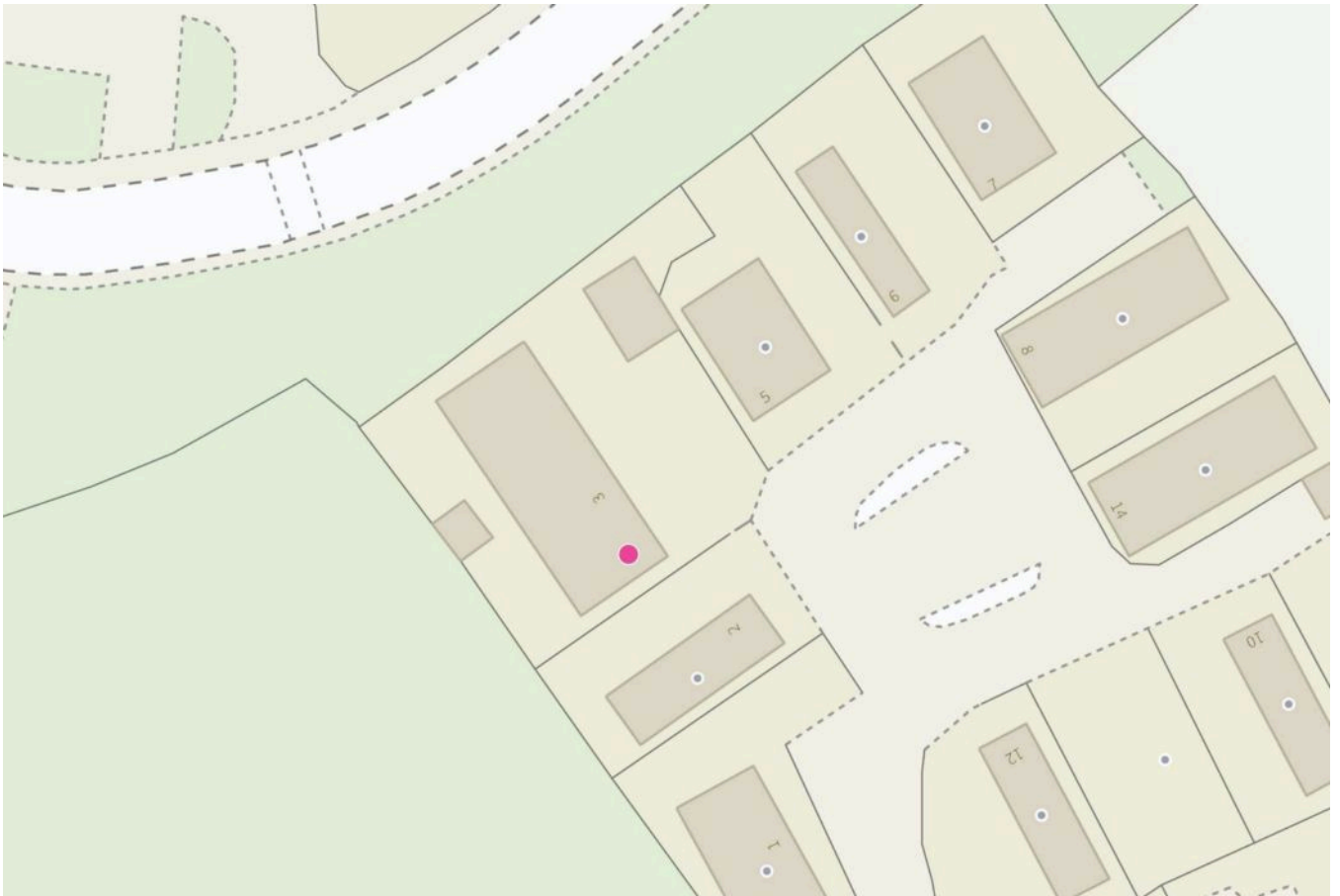




GROUND FLOOR 129.05 sq. m.  
( 1389.09 sq. ft. )



TOTAL FLOOR AREA : 129.05 sq. m. ( 1389.09 sq. ft. ) approx.  
While every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, setbacks, roads and any other items are approximate and no responsibility is taken for any error or omission of this document. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The various, surveys and drawings, shown here and have been taken and its guarantee as to their accuracy is efficiency on the plan.  
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