
TO LET

**Detached, spacious four bedroom house
located in the desirable village of Yarnfield**



Calveley Close, Yarnfield, Stone, ST15 0TQ
Four bedroom detached house with conservatory
Gas Fired Central Heating - Integral garage and Off-Road Parking

Viewing Essential

Rental: £1,350pcm

AGENTS NOTE

We are pleased to be favoured with instruction to offer 6 Calveley Close to the letting market. The property comprises a detached four bedroom house with garden located within the sought after village of Yarnfield. The property has undergone a programme of improvement, and benefits from a recently fitted kitchen and family bathroom. It is modern and light throughout.

Yarnfield lies just off the A34 midway and between junctions 14 and 15 for the M6, making it an ideal location for commuting, with easy access to both the local area and further afield to Manchester and Birmingham. Major employers within the local area include The University of Keele and University of North Staffordshire Hospital complex. There are mainline railway stations at Stafford and Stoke on Trent with trains reaching London Euston in 80 minutes and 90 minutes respectively.

The property offers the best aspects of village life, being situated in a quiet cul-de-sac which backs onto open countryside, whilst being close to local amenities. The village is only a short distance from Stone Golf Club, and has a primary school, Springfields First School which has been reported as outstanding by Ofsted.

DIRECTIONS

From the Walton Roundabout in Stone, take the A34 north towards Stoke on Trent. Turn left immediately after the Wayfarer Restaurant. Follow Yarnfield Lane into Yarnfield. When in Yarnfield, take the first right onto The Paddocks, then the first right onto Calveley Close. The property is the last house on the right hand side of the close.

ACCOMMODATION

6 Calveley Close is a four bedroom detached house, with an integral garage and conservatory.

A hallway with storage space under the stairs leads to:-

Cloakroom	1.28m x 1.03m with a WC and sink
Sitting Room	3.81m x 3.49m spacious and light with hearth. Double doors with glass inserts opening to-
Dining Room	3.38m x 2.90m with sliding glass doors to the conservatory
Conservatory	2.79m x 3.47m with tiled floor and vertical blinds. The living area can be opened up from the front room through to the conservatory to create a large space for entertaining.
Kitchen/Dining area	2.65m x 3.34m (kitchen) and 2.51m x 2.48m (dining area) comprising newly fitted kitchen with dining area to one end with a door to the rear garden. Brand new integral appliances including Lamona dishwasher, Lamona fridge freezer and Lamona electric oven and hob with extractor fan over. There is a stainless steel sink and drainer with a mixer tap. Door from the kitchen into the:
Integral garage	5.60m x 2.50m with up and over electric door to the front. There is a workbench with plumbing and electrics for a washing machine and tumble dryer.

Stairs lead from the front hallway to:

Bedroom 1 (master)	2.22m x 4.65m large master bedroom to the front with fitting mirrored wardrobes along one wall, leading to
Ensuite	1.45m (max) x 1.86m (max) with white WC, basin and shower cubicle
Bedroom 2	3.67m x 3.49m to rear
Bedroom 3	2.51m x 4.08m to rear
Bedroom 4	A single bedroom or an ideal office space to the rear measuring approx. 5.6m²
Bathroom	1.67m x 2.07m with a newly fitted suite comprising a white WC, hand basin and bath with shower over. There is marine ply panelling to the walls and vinyl to the floor.

OUTSIDE

At the back of the property there is a patio area with slabs and gravel. There are conifers surrounding the rear garden and the rent incorporates a charge for the hedges to be maintained by the Landlord's gardener.

To the front of the property there is a driveway providing off-road parking and a border has been covered with slate chips to provide a low maintenance but attractive frontage.

VIEWING

Viewing is strictly through the Agents, Hinson Parry & Company of Diamond Way, Stone Business Park, Stone, Staffordshire ST15 0SD whose contact telephone number is 01785 850866.

LOCAL AUTHORITY

Stafford Borough Council whose address is: Stafford Borough Council, Civic Centre, Riverside, Stafford, ST16 3AQ. Telephone: 01785 619000.

COUNCIL TAX

We understand that the property is in Band E, the charge for which is £2,286.49 from 1 April 2021 for 2021/22.

SERVICES

We understand that the property has the benefit of mains water, electricity and drainage. We further understand that there is a telephone connection to the property.

ENERGY EFFICIENCY RATING

The property has an Energy Efficiency rating of C. A copy of the EPC is available on request.





PROPERTY MISDESCRIPTIONS ACT 1993; PLANS SCHEDULES AND DETAILS

The plans included within these particulars are for identification purposes only and their accuracy can neither be guaranteed nor is implied. All intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of the statements made and the opinions offered.

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