



35, Blundell Drive, Stone, ST15 0FG



**Asking Price £284,950**

This modern semi-detached house is beautifully presented throughout, with spacious accommodation featuring a welcoming entrance hall, sitting room with French doors opening onto the gardens and stylish fitted kitchen with space for a dining table. The living accommodation is complemented by three generous size bedrooms, en-suite shower room to the main bedroom and a stylish guest bathroom. Great outside space with good size enclosed rear garden with Indian stone patio, lawn area and a sunny south west facing aspect, off road parking for 2 cars and a single garage. Great location on a popular modern development on the outskirts of town within easy reach of the town centre, local schools and all the delights Stone has to offer. Buy this one before someone else beats you to it! Offered for sale with no upward chain.



01785 811 800

<https://www.tgprop.co.uk>



#### Entrance Hall

A bright & spacious reception area with part glazed composite front door, staircase to the first floor landing with storage below. Wood effect flooring Radiator.

#### Cloakroom & WC

With white suite comprising: WC and pedestal basin. Part ceramic tiled walls and parquet effect vinyl floor. Radiator.

#### Lounge

A good size sitting room which enjoys a pleasant aspect to the rear overlooking the garden and French doors opening to the patio. Vinyl wood effect flooring. TV / satellite & telephone connections. Radiator.

#### Dining Kitchen

Cool contemporary style kitchen with space for dining. Fitted with an extensive range of wall and base cupboards with wood effect cabinet doors and coordinating dark grey granite effect work surfaces with inset sink unit and mixer tap. Fitted appliances comprise: stainless steel gas hob with matching splash panel and concealed extractor, built-under electric oven. Space for a tall refrigerator/ freezer and plumbing for washing machine. Radiator. Window to the front of the house.

#### First Floor Landing

Spacious open landing with a large window to the front of the house and staircase to the second floor. Radiator.

#### Bedroom 2

A exceptionally spacious double bedroom which has two windows to the rear of the house. Radiator.

#### Bedroom 3

A smaller double bedroom with window to the front of the house. Radiator.

#### Bathroom

Fitted with a stylish white suite comprising: bath with glass shower screen and shower over, pedestal basin & WC. Part ceramic tiled walls and wood effect vinyl floor. Radiator.

#### Second Floor Landing

With large built-in storage cupboard.

#### Main Bedroom

A large double bedroom which features a dormer window to the front of the house. Fitted wardrobes with mirror doors Radiator.

#### En-Suite Shower Room

Fitted with a white suite comprising: 1200mm shower enclosure with glass sliding screen with thermostatic shower, pedestal basin & WC. Radiator. Part ceramic tiled walls and wood effect floor, Sloping ceiling with roof light window.

#### Outside

Small garden to the front and fully enclosed garden to the rear which has a sunny south west facing aspect and is not directly overlooked. Lawn area and large Indian stone patio. Outside tap and external waterproof power socket. Driveway parking for 2 cars and a single garage with up and over door and composite side door to the garden, light & power.

#### General Information

Services: Mains gas, water, electricity & drainage. Gas central heating.

#### Council Tax Band C

Tenure: Freehold.

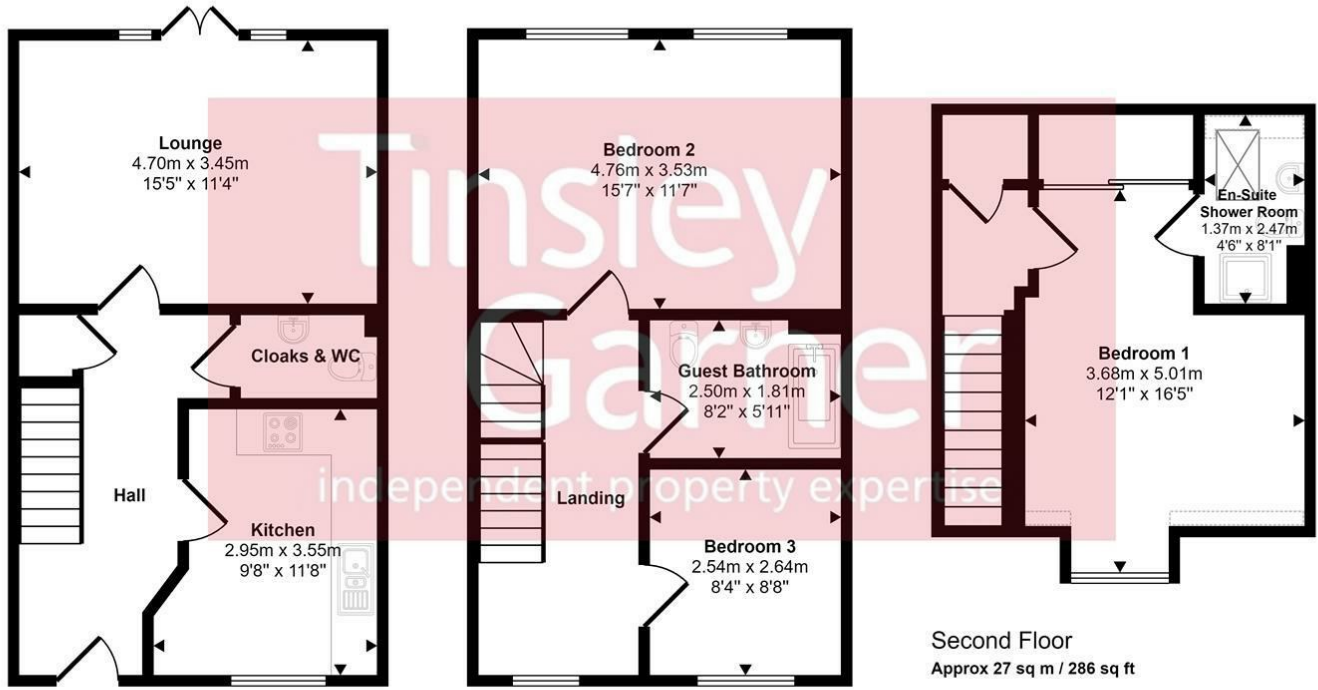
Service Charge £96 per annum. This is for the maintenance and upkeep of the common areas within the development

#### Viewing by appointment

For sale by private treaty, subject to contract.  
Vacant possession on completion



Approx Gross Internal Area  
106 sq m / 1137 sq ft

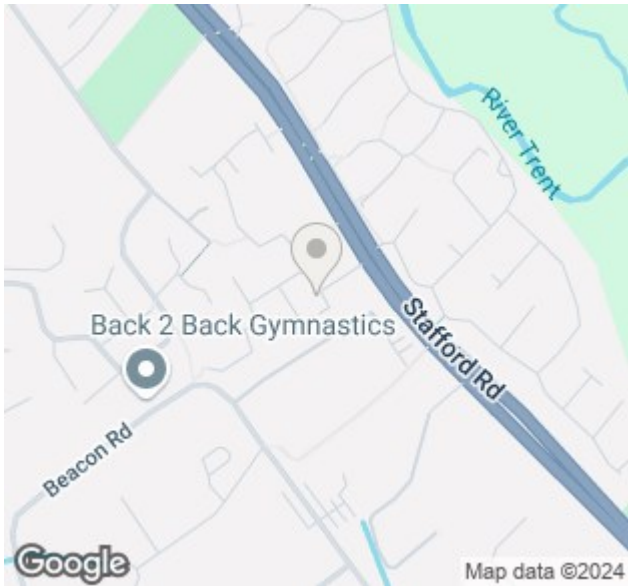


Ground Floor  
Approx 39 sq m / 424 sq ft

First Floor  
Approx 40 sq m / 427 sq ft

□ Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			92
(81-91) B		81	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	