

**Tinsley
Garner**

independent property expertise



12, Blundell Drive, Stone, ST15 0FF



£435,000

An immaculately presented, modern detached executive family home located within a popular and recently built development. The property has been enhanced by the current owners and offers spacious, flexible accommodation including; reception hallway, living room, dining room, large breakfast kitchen with appliances, separate utility, guest cloakroom and an integral double garage. To the first floor there are five bedrooms, two with en-suite shower rooms, and a family bathroom. The property is approached via a tarmac driveway providing off road parking, and also benefits from a delightful enclosed, landscaped, rear garden. A lovely property in a great location - Early Viewing Essential.



01785 811 800

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Reception Hall

A Upvc part obscure double glazed front door opens to the welcoming reception hall. With oak effect laminate flooring, radiator, alarm pad, doorways to the living room, dining room, breakfast kitchen, integral double garage, guest cloakroom, and access to the first floor stairs.

Living Room

A spacious main reception room offering a modern marble fireplace, back and hearth with inset coal effect electric fire, Upvc double glazed French doors with side windows opening to the rear patio and garden, two radiators, Sky media connection, and carpet.

Dining Room

Double doors open to the dining room with Upvc double glazed window to the front of the property, radiator, and carpet.

Guest Cloakroom

Fitted with a white suite comprising; low level push button WC, pedestal wash hand basin with chrome taps and tiled splash-bac. Radiator, extractor fan, and tiled floor.

Breakfast Kitchen

A large open plan, modern breakfast kitchen, fitted with an extensive range of oak effect finish wall and floor units, glitter fleck granite work surfaces with matching upstands and inset 1½ bowl composite sink and drainer with brushed chrome mixer tap. Upvc double glazed French doors opening to the rear patio and window overlooking the rear garden, radiator, planked scrubbed oak effect vinyl flooring, TV connection, and doorway to the utility.

Appliances include: stainless steel gas hob with glass splash-back and extraction system with light above, integral double electric oven, fridge, freezer, and dishwasher.

Utility

With cream finish wall and floor units, marble effect work surface and upstand, inset stainless steel sink and drainer with chrome taps. Planked scrubbed oak effect vinyl flooring, radiator, extractor fan, and Upvc part obscure double glazed external door to the side elevation.

Plumbing for a washing machine, and space for a tumble dryer.

First Floor

Stairs & Landing

Traditional white painted spindle, newel post, and banister stairs lead to a galleried landing. With radiator, loft access, carpet throughout, and airing cupboard housing the hot water storage system.

Bedroom One

Offering two Upvc double glazed windows to the front elevation, two built-in wardrobes, radiator, TV connection, carpet, and doorway to the en-suite shower room.

En-suite Shower Room

Fitted with a white suite comprising; inset low level push button WC, vanity wash hand basin with storage unit, tiled splash-back, and chrome mixer tap, 1200mm shower enclosure with mains thermostatic twin head shower system and Showerwall clad walls. Upvc obscure double glazed window to the front aspect, radiator, extractor fan, and tiled floor.

Bedroom Two

With two Upvc double glazed windows to the front aspect, radiator, sliding door wardrobes, TV connection, carpet, and doorway to the en-suite shower room.

En-suite Shower Room.

Fitted with a white suite comprising; low level push button WC, pedestal wash hand basin with chrome taps and tiled splash-back, oversize fully tiled shower enclosure with mains thermostatic shower system. Upvc obscure double glazed window to the side aspect, radiator, extractor fan, and tiled floor.

Bedroom Three

With Upvc double glazed window to the rear elevation, radiator, and carpet.

Bedroom Four

Currently used as a study, with Upvc double glazed window overlooking the rear garden, radiator, TV connection, and carpet.

Bedroom Five

Offering Upvc double glazed window to the rear aspect, sliding door wardrobes, radiator, and carpet.

Family Bathroom

Fitted with a white suite comprising; standard bath and panel with chrome mixer tap, inset low level push button WC, vanity wash hand basin with storage unit, tiled splash-back, and chrome mixer tap. Part tiled walls, radiator, Upvc obscure double glazed window to the side aspect, extractor fan, and tiled floor.

Outside

The property is approached via a tarmac driveway, providing off road parking for two vehicles before an integral double garage. The garage offers two steel up/over doors, lighting, power, and wall mounted Ideal Logic Heat 18 gas central heating boiler.

Front

A paved pathway leads to an open pitched roof porch with coach light before the front door. With box hedge, decorative stone, planted area, and dual access to the rear garden via pathways and wooden gates.

Rear

The delightful, enclosed, partially walled rear garden offers paved pathways and patio area, lawns, mature hedgerow, timber fence panelling, well stocked borders, and an external water connection.

General Information

For sale by private treaty, subject to contract.
Vacant possession on completion.
Council Tax Band E

Services

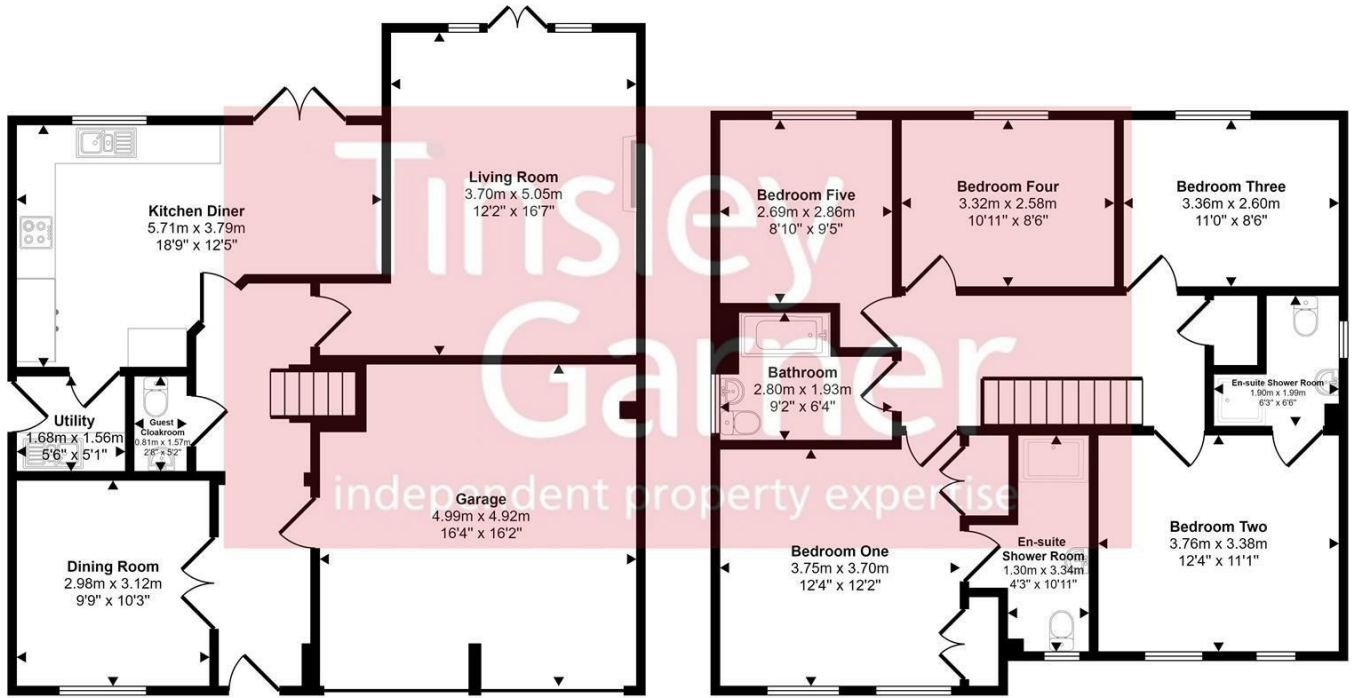
Mains gas, water, electricity, and drainage.
Gas central heating

Viewings

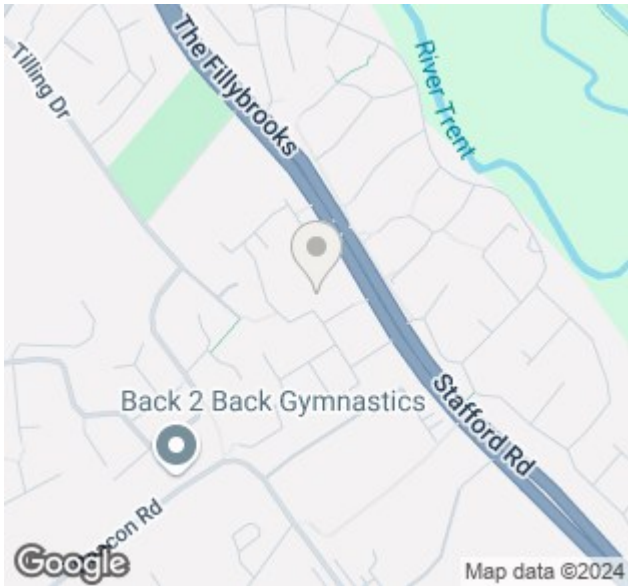
Strictly by appointment via the agent.



Approx Gross Internal Area
172 sq m / 1851 sq ft



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			92
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	