

**Tinsley
Garner**
independent property expertise



2, Saxifrage Drive, Stone, ST15 8XY



Per Month ~~£1695~~ Per Month

A modern, well presented semi-detached house situated in a popular and sought after location about one mile to the south of Stone town centre. Situated in a small private drive on the edge of this mature development & set in very pleasant established gardens to the front and rear. The house offers good size accommodation with living room, stylish breakfast kitchen, two bedrooms & modern bathroom. Benefitting from UPVC double glazing, gas fired central heating & two allocated parking spaces.

Unfurnished

Sorry no pets.

Managed by Tinsley Garner



01785 811 800

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



Entrance

UPVC part obscure leaded double glazed front door opens to the hallway with oak effect laminate flooring & alarm panel. Part obscure glazed door opens to the living room.

Living Room

(16'1" x 12'2") max

A spacious & light reception room offering UPVC leaded double glazed window to the front aspect, ceiling coving, Adams style fire surround with marble back & hearth, inset electric fire, double radiator, carpet, TV, Sky & telephone connections. Doorway to breakfast kitchen & stairs to first floor.

Breakfast Kitchen

(12'2" x 8'5") max

Stylish modern kitchen with vanilla white gloss finish door fronted wall & floor units, under wall unit downlighters, dapple coordinated work surfaces, tiled splash-backs, inset 1½ bowl poly-carbon sink & drainer with brushed aluminium swan neck mixer tap, UPVC double glazed window to the rear aspect, radiator, oak effect laminate flooring, Potterton Profile wall mounted gas central heating boiler & part double glazed UPVC door to the rear patio. Appliances include AEG five ring gas hob with stainless steel extractor hood & light above, AEG integral electric oven, plumbing for washing machine & space for free standing fridge freezer.

Stairs & Landing

With traditional white painted spindles, newel posts & banister, carpet throughout & loft access. The loft is partially boarded for storage with lighting & drop down ladder.

Bedroom One

12'2" x 8'6"

Offering UPVC double glazed window to the rear aspect, built-in double wardrobe, radiator & carpet.

Bedroom Two

12'3" x 7'1"

With UPVC leaded double glazed window to the front aspect, ceiling coving, radiator & carpet.

Bathroom

9'1" x 5'1"

A modern bathroom offering white suite comprising low level push button WC, centre fill bath & panel with chrome mixer tap with mains supply shower head, shower curtain, pedestal wash hand basin with chrome mixer tap, UPVC obscure double glazed window to the side aspect, part tiled walls, chrome ladder style radiator, back lit wall mirror with shaver point & vinyl flooring. Airing cupboard housing the hot water storage system.

Outside

The property is approached via a tarmac drive providing off road parking in two allocated spaces.

The front garden has two lawns, borders & pathway to the front door with coach light & pitched roof open porch. Side access is via a wooden gate with pathway, double door tool store & bin storage area.

The private rear garden offers a paved patio, steps to lawn, mature well stocked borders, timber fence panelling & walled boundaries, small summer house & external water supply.

General Information

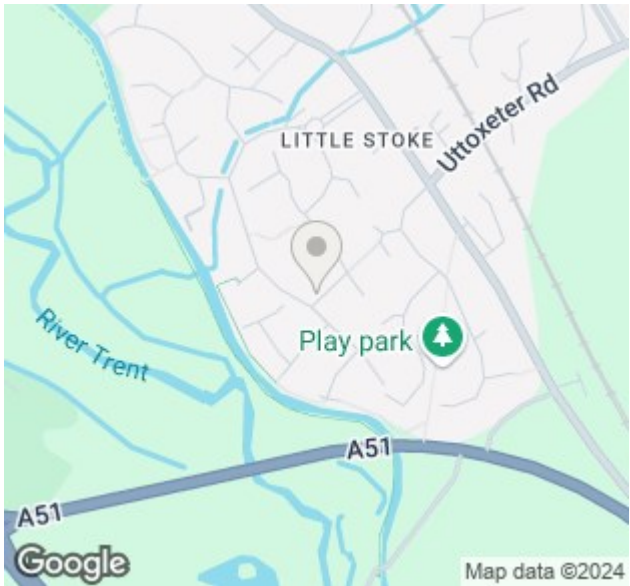
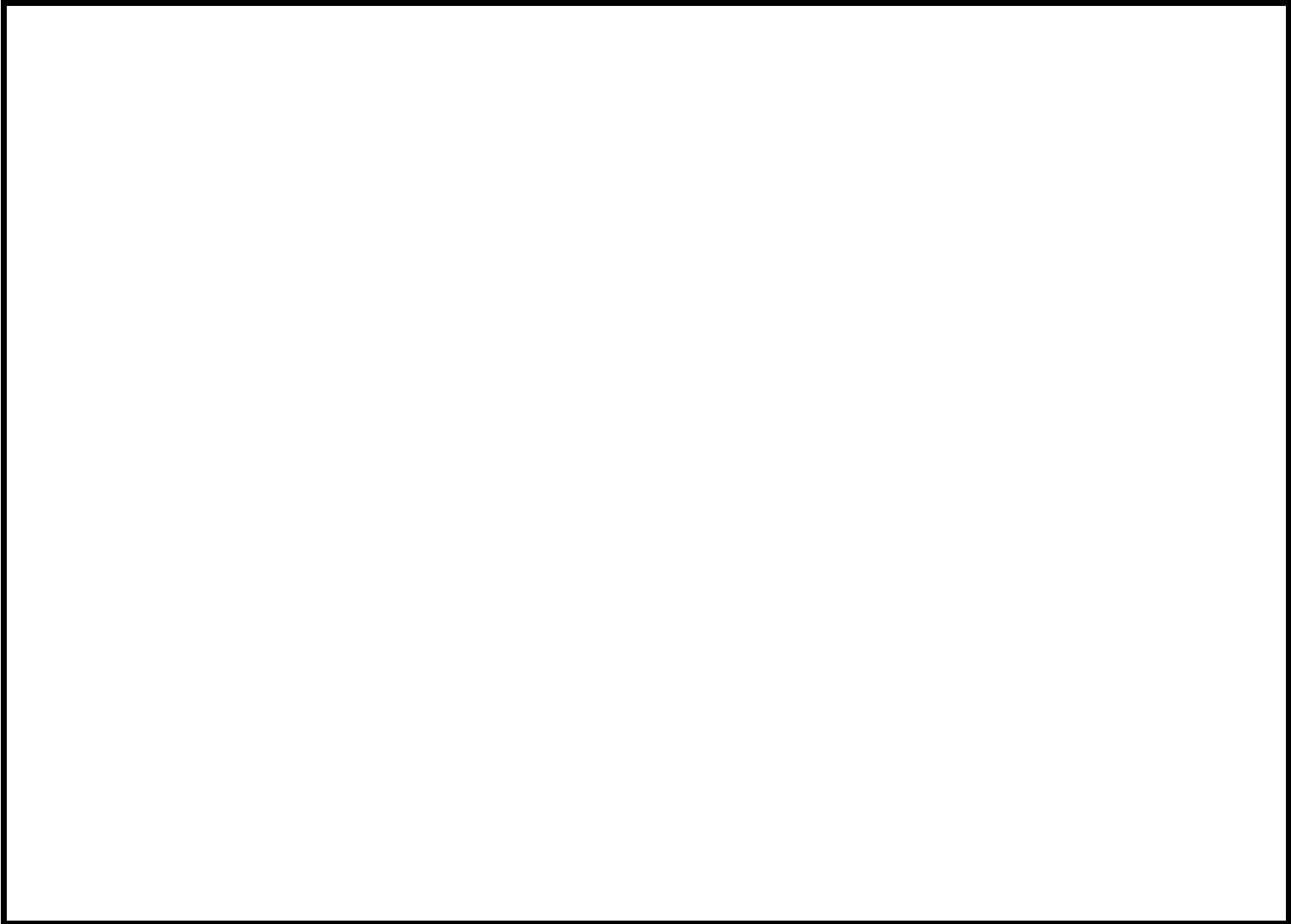
Services

Mains gas, water, electricity & drainage. Gas fired central heating.

Viewings

Strictly by appointment via the agent.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	85
(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			
(81-91) B			
(69-80) C		69	81
(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	