



5, Blundell Drive, Stone, ST15 0FG



Offers In **£415,000**  
Excess Of

An extended, well presented, modern detached family home located within a popular and recently built development. The property has been upgraded by the current owners and offers spacious accommodation including; reception hallway, living room, study, guest cloakroom, large kitchen diner with integral appliances, and a lovely garden room. To the first floor there are four bedrooms, en-suite shower room to the main bedroom, and a family bathroom. The property is approached via a tarmac driveway providing ample off road parking before a detached garage, also benefiting from an enclosed private rear garden, and conveniently located within easy reach of Stone town centre and commuter routes.

Early Viewing Essential.



01785 811 800

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





### Reception Hall

A Upvc part obscure double glazed front door opens to the welcoming reception hall. With fitted door mat and oak effect laminate flooring, radiator, alarm pad, under stairs storage cupboard, doorways to the living room, study, kitchen diner, guest cloakroom, and access to the first floor stairs.

### Living Room

A cosy reception room offering a Upvc double glazed window to the front elevation, radiator, Sky media connection, central heating thermostat, and carpet.

### Study

With Upvc double glazed window to the front aspect, radiator, and oak effect laminate flooring.

### Guest Cloakroom

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

### Kitchen Diner

A large kitchen diner fitted with an extensive range of cream finish wall and floor units, block wood effect work surfaces with matching upstands, inset 1½ bowl stainless steel sink and drainer with chrome swan neck mixer tap. Recessed ceiling lights, Upvc double glazed window overlooking the rear garden, two radiators (one with ornate surround), oak effect laminate flooring, and TV connection.

Appliances include: stainless steel gas hob with stainless steel splash-back and extractor fan with light above, integral electric oven, fridge, freezer, washer dryer, and dishwasher.

### Garden Room

A lovely additional reception area, just perfect for entertaining or chilling out whilst drifting in and out of the rear garden. Open plan to the kitchen diner, with vaulted ceiling, Upvc double glazed bi-fold doors and windows, recessed ceiling lights, TV connection, and oak effect laminate flooring.

### 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 a Upvc double glazed window to the front of the property, mirror door built-in wardrobes and storage to one wall, radiator, 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, vanity wash hand basin with storage unit and chrome mixer tap, fully tiled 1200mm shower enclosure with mains thermostatic rain head shower system. Recessed ceiling lights, Upvc obscure double glazed window to the front aspect, chrome towel radiator, extractor fan, and tiled floor.

#### Bedroom Two

With Upvc double glazed window to the front aspect, radiator, built-in double wardrobe, and carpet.

#### Bedroom Three

With built-in double wardrobe, Upvc double glazed window overlooking the rear garden, radiator, and carpet.

#### Bedroom Four

Presently used as a dressing room, offering a Upvc double glazed window to the rear elevation, radiator, and carpet.

#### Family Bathroom

Fitted with a white suite comprising; standard bath, panel and shower screen with chrome mixer tap and mains thermostatic shower system over, low level push button WC, pedestal wash hand basin with tiled splash-back, and chrome taps. Recessed ceiling lights, part tiled walls, radiator, Upvc obscure double glazed window to the rear aspect, extractor fan, and tiled floor.

#### Outside

The property is approached via a tarmac driveway providing off road parking for three vehicles before a detached single garage. The garage has a steel up/over door, lighting, and power.

#### Front

The front garden offers a paved pathway leading to an open pitched roof porch with coach light before the front door. With mature hedgerows, lawn, tree, gravelled frontage, and side access to the rear garden via a wooden gate.

#### Rear

The enclosed rear garden offers a paved patio, lawn, mature trees, and timber fence panelling.

#### General Information

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

#### Services

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

#### Viewings

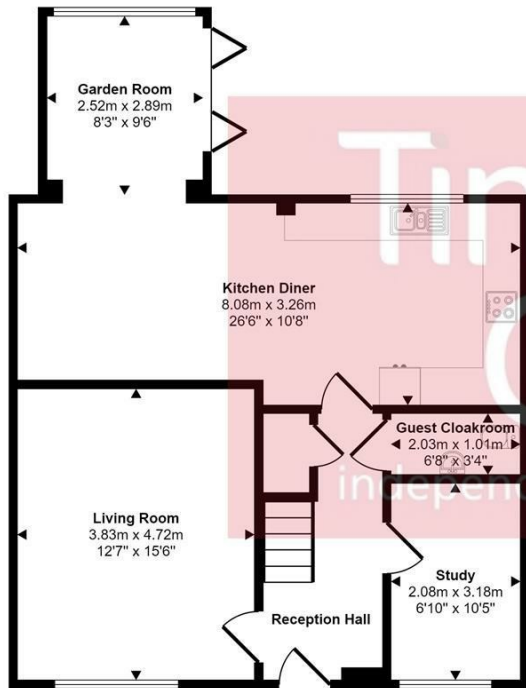
Strictly by appointment via the agent.







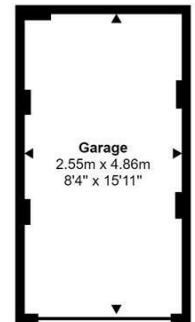
Approx Gross Internal Area  
146 sq m / 1574 sq ft



Ground Floor  
Approx 70 sq m / 756 sq ft

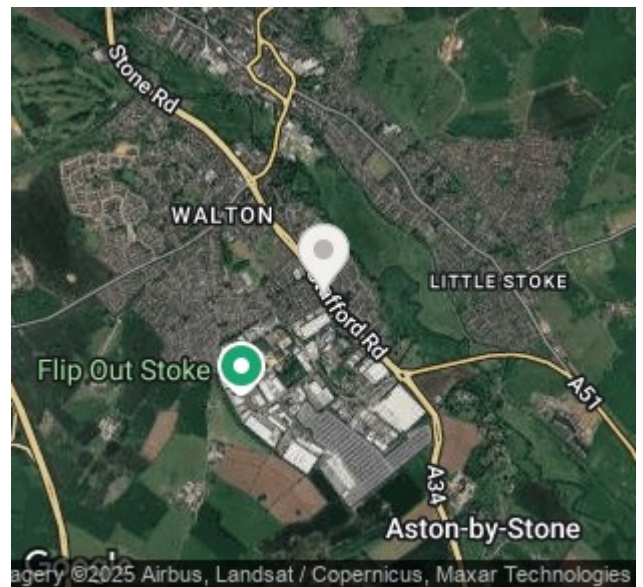
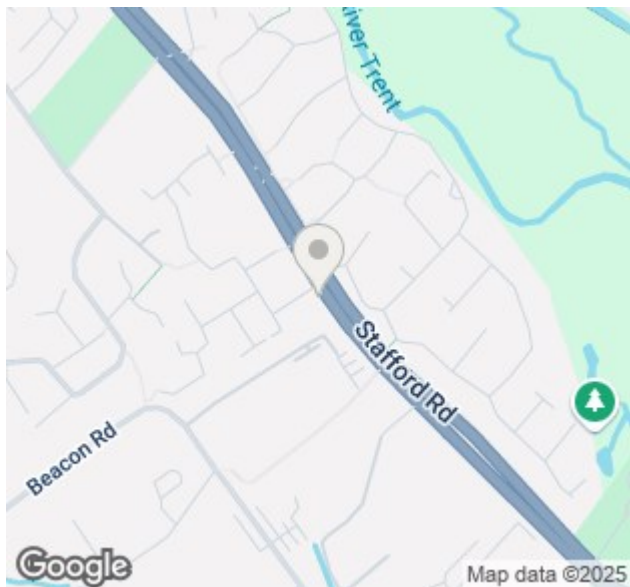


First Floor  
Approx 64 sq m / 684 sq ft



Garage  
Approx 12 sq m / 133 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		84	93
(92 plus) A			
(81-91) B			
(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	