



1, Lyndhurst Grove, Stone, ST15 8TP



£435,000

A mature family home set in a prime elevated corner position within the much sought after Aston Lodge development. Upgraded by the present owners and offering well presented, modern format accommodation comprising; entrance porch, reception hall, guest cloakroom, living room with wood burning stove, conservatory, and kitchen diner. To the first floor there are four bedrooms, with an en-suite shower room to the main bedroom, plus a family bathroom. Also benefitting from generous off road parking before a large detached double garage with internal hobby room/office, enclosed rear garden with fitted hot tub, gas central heating, Upvc double glazed windows and doors.

A super house in a great location within easy reach of local schools, Aston Marina, Stone town centre, and commuter routes. Early viewing essential.



01785 811 800

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



Entrance Porch

With Upvc part obscure double glazed front door, tiled floor, cloaks cupboard, and doorway to the reception hallway.

Reception Hall

Offering oak effect laminate flooring, obscure window to the front elevation, radiator, under stairs storage cupboard, doorways to the guest cloakroom, living room, kitchen diner, and access to the first floor stairs.

Guest Cloakroom

Fitted with a white suite comprising: low level push button WC and wall mounted wash hand basin with chrome mixer tap. Upvc obscure double glazed window to the side aspect, radiator, and tiled floor.

Living Room

A spacious reception room offering a feature chimney breast opening with granite hearth, oak mantle, and inset wood burning stove. Ceiling coving, Upvc double glazed bay window to the front of the property, two wall lights, radiator, carpet, Virgin Media connection, and double glazed aluminium sliding door opening to the conservatory.

Conservatory

A lovely additional reception area, just perfect for entertaining friends and family, or chilling out whilst drifting in and out of the garden. A low wall and Upvc double glazed panel construction conservatory offering a vaulted roof with fitted blinds, French doors opening to the rear patio, and oak effect laminate flooring.

Kitchen Diner

A fabulous modern open plan kitchen diner fitted with a range of gloss pebble finish wall, floor, display and island units, under wall unit lighting, scrubbed oak effect work surfaces, tile splash-backs, and inset 1½ bowl composite sink and drainer with chrome swan neck mixer tap. Upvc double glazed windows to the side and rear aspects, bi-fold doors and further external door opening to the rear patio and garden. Recessed ceiling lights, radiator, TV connection, and scrubbed oak effect laminate flooring.

With integral fridge and freezer, stainless steel extractor hood and light with space beneath for a freestanding gas cooker. Plumbing for both a dishwasher and washing machine.

First Floor

Stairs & Landing

Oak newel post and banister stairs with glass balustrades lead to a galleried landing. With carpet throughout, two Upvc double glazed windows to the front of the property, loft access, and airing cupboard housing the hot water storage cylinder. The loft is partially boarded for storage purposes.

Bedroom One

Offering a Upvc double glazed window overlooking the rear garden, fitted wardrobes and storage on one wall, radiator, carpet, and doorway to the en-suite shower room.

En-suite Shower Room

Fitted with a white suite comprising: low level button WC, and fully tiled shower enclosure with Triton AS2000SR electric shower system. Upvc obscure double glazed window to the side aspect, chrome towel radiator, and scrubbed oak effect laminate flooring.

Bedroom Two

With Upvc double glazed window to the rear of the house, radiator, and beech wood effect laminate flooring.

Bedroom Three

Offering a built-in double wardrobe, Upvc double glazed window to the rear of the property, radiator and carpet.

Bedroom Four

Presently used as a study, with Upvc double glazed window to the front of the property, radiator and carpet.

Family Bathroom

Fitted with a modern white suite comprising: inset low level push button WC, vanity wash hand basin with storage unit and chrome mixer tap, bath and panel with chrome shower head mixer tap. Part tiled walls, chrome towel radiator, Upvc obscure double glazed window to the front elevation, and polyflor camaro flooring.

Outside

The property is approached via a tarmac driveway providing plenty of off road parking before a detached double garage, there is an EV charging point on the side of the house. The garage has an electric roller shutter door, internal hobby room/office, windows to the side aspects, storage cupboards and work surface.

Front & Side

Offering a lawned apron, shrubs and trees, pathway leading to the front porch with coach light, and side access to the rear garden via a wooden gate.

Rear

The enclosed rear garden offers an Indian stone patio and pathway leading to the shed. Timber fence panelling, lawn, covered pergola with timber decking and hot tub.

General Information

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

Services

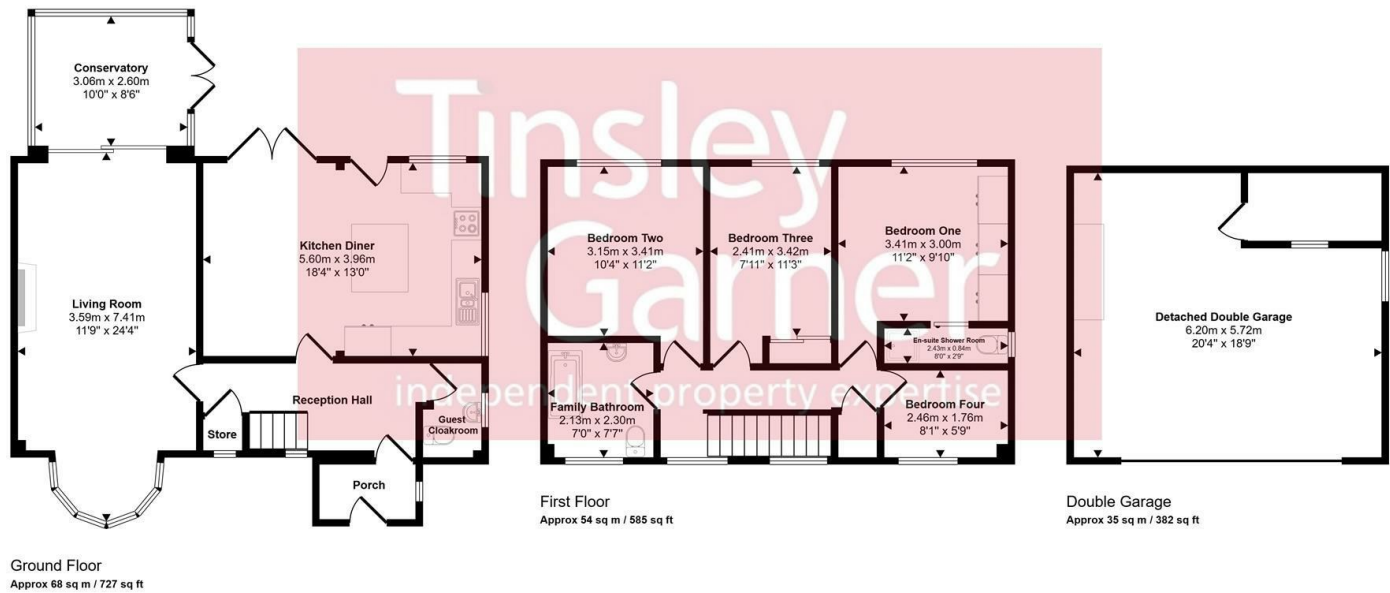
Mains gas, electricity, water and drainage.
Gas central heating.

Viewings

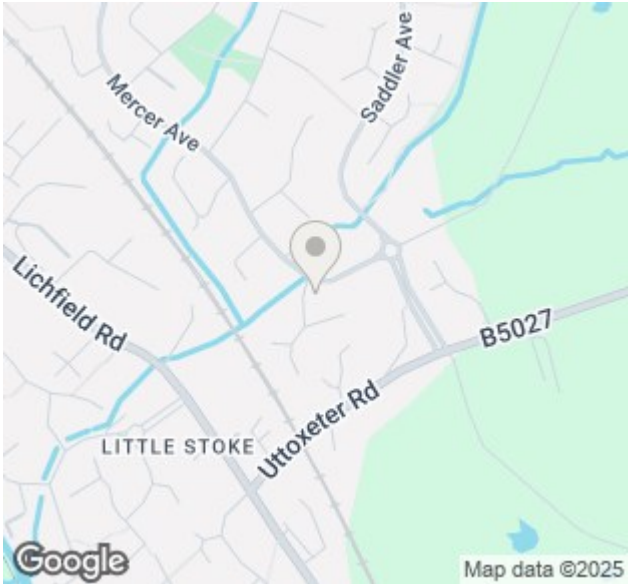
Strictly by appointment via the agent.



Approx Gross Internal Area
157 sq m / 1694 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	85
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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	69	81
England & Wales		
EU Directive 2002/91/EC		