



8, Ambleside Close, Stone, ST15 8FU



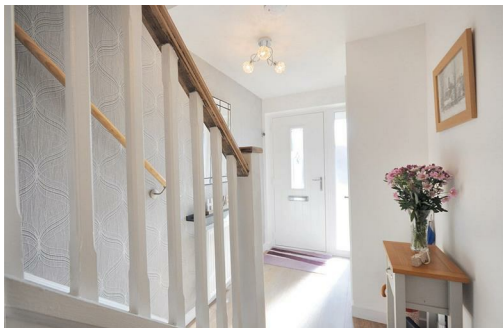
£435,000

A fabulous family home tucked away in a quiet cul-de-sac in a popular residential suburb on the outskirts of Stone. The house has been extensively upgraded by the present owners to a high specification throughout to create a comfortable, flowing living experience. Beautifully presented with accommodation comprising: reception hall, guest cloakroom, living room, superb kitchen diner with integral appliances, separate utility, large open plan conservatory, four bedrooms all with storage, ensuite shower room and a family bathroom. Also benefitting from a fully landscaped rear garden, off road parking before an integral garage, uPVC double glazing and gas combi central heating. Located on the edge of Aston Lodge Park but still within walking distance of Little Stoke Cricket Club, St Michael's Primary School and Stone town centre. Without doubt one of the best house of it's style currently available in Stone. Early Viewing Essential.



01785 811 800

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



Reception Hall

A composite part obscure double glazed front door with side window opens to the hallway. Offering oak finish laminate flooring, cloaks cupboard, 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: inset low level push button WC and vanity wash hand basin with storage unit and brushed chrome mixer tap. Part tiled walls, radiator, oak finish laminate flooring and extractor fan.

Living Room

Offering a modern marble fireplace with inset remote control electric fire, uPVC double glazed bay window to the front elevation, two radiators, oak finish laminate flooring, Sky Media connection and double doors opening to the kitchen diner.

Kitchen Diner

Fitted with an extensive range of light grey and contrasting dark blue finish wall and floor units, quartz glitter fleck work surfaces and upstands with inset composite 1 1/2 bowl sink and drainer with brushed chrome mixer tap. Recessed ceiling lights, kickboard lighting, large format tiled floor, uPVC double glazed window overlooking the rear garden and uPVC part double glazed external door to the side elevation. Two vertical radiators, doorway to the utility and archway to the conservatory.

Appliances including: 5 ring gas hob with extractor fan and light above, integral double oven, fridge, freezer and dishwasher.

Conservatory

A lovely additional reception area ideal for entertaining family and friends or chilling out whilst enjoying the view of the rear garden. Offering a solid vaulted roof with recessed lights, uPVC double glazed windows and French doors opening on to the rear patio, large format tiled floor and vertical radiator.

Utility

Matched to the kitchen with light grey finish wall and floor units, glitter fleck work surface and upstand, recessed ceiling lights, radiator, uPVC double glazed window to the side aspect, large format tiled floor and doorway to the integral garage.

With plumbing for a washing machine and space for a tumble dryer.

First Floor

Stairs & Landing

With carpet throughout.

Bedroom One

Offering a uPVC double glazed window to the front of the property, fitted mirror sliding door wardrobes and storage to one wall, radiator, carpet, and doorway to the ensuite shower room.

Ensuite

Fitted with a white suite comprising; inset low level push button WC, vanity wash hand basin with storage unit and chrome mixer tap, fully

tiled corner shower enclosure with mains twin head shower system. Recessed ceiling lights, chrome towel radiator, uPVC obscure double glazed window to the front aspect, part tiled walls and tiled floor.

Bedroom Two

With uPVC double glazed window overlooking the rear garden, fitted mirror sliding door wardrobes and storage to one wall, radiator and carpet,

Bedroom Three

Offering a uPVC double glazed window to the front aspect, built-in double wardrobe, radiator, storage cupboard, carpet and loft access. The loft has a folding wooden drop down ladder, light and is partially boarded for storage purposes.

Bedroom Four

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

Family Bathroom

Fitted with a white suite comprising; low level push button WC, centre fill bath and panel with chrome Victorian style shower head mixer tap, vanity wash hand basin with storage unit chrome mixer tap, fully tiled oversize shower enclosure with mains twin head shower system. Towel radiator, uPVC obscure double glazed window to the rear elevation, part tiled walls, extractor fan and tiled floor.

Outside

The property is approached via a tarmac driveway providing off road parking before an integral garage. The garage has a steel up and over door, power, lighting and wall mounted Worcester Greenstar 8000 Lite gas combi central heating boiler.

Front

The front garden offers boundary walls, a gravelled sitting area, lawn, discreet wheelie bin storage area to one side, Indian stone pathway to the other side with gateway and access to the rear garden, external power connection, EV charger point and open porch with coach light before the front door.

Rear

The enclosed and landscaped rear garden offers an Indian stone patio and pathway, feature raised timber sleeper flowerbeds with lighting, stocked borders with trees and shrubs. Steps and gravelled pathway leading to a covered gazebo with paved base, lawns, walled and timber fence panel boundaries, garden shed, external water and power connections.

General Information

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

Services

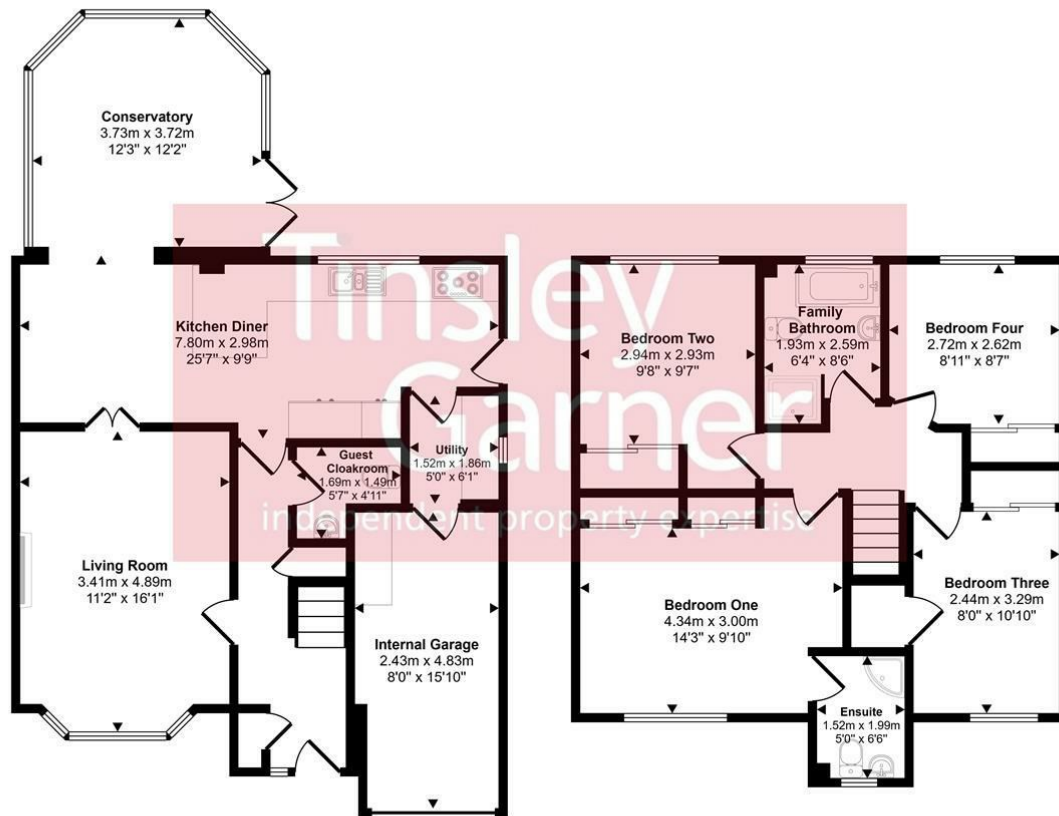
Mains gas, water, electricity and drainage.
Gas combi central heating.

Viewings

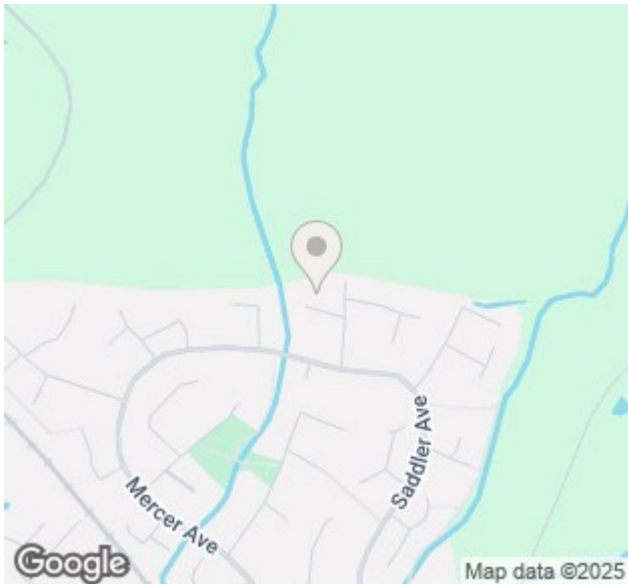
Strictly by appointment via the agent.



Approx Gross Internal Area
137 sq m / 1479 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	81
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	
55	69
England & Wales	
EU Directive 2002/91/EC	