Tinsley Garner
independent property expertise

8, Sunningdale, Stone, ST15 OLZ

4 2 2

£425,000

A mature detached family home tucked away in a quiet cul-de-sac location within strolling distance of the town centre. Offering well proportioned accommodation comprising; reception hallway, guest cloakroom, study, living room, dining room, breakfast kitchen, separate utility, four double bedrooms, ensuite shower room to the main bedroom, and a family bathroom. The house occupies a generous size plot with delightful rear garden, also benefitting from off road parking before a carport and garage, uPVC double glazing, owned solar panels, and gas combi central heating along with a range of far infrared heating panels fitted to walls and ceilings in the property.
A great location within easy reach of local schools, the leisure centre, Aston Marina and commuter routes - Early viewing essential.

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Reception Hall
A composite part obscure double glazed front door with matching side windows opens to the hallway. With carpet, radiator, under stairs cloaks cupboard, doorways to the study, living room, guest cloakroom, breakfast kitchen and access to the first floor stairs.

Study
With uPVC double glazed window to the front elevation, radiator and carpet.

Guest Cloakroom
Fitted with a suite comprising: WC and pedestal wash hand basin with tiled splash-back and chrome taps. Carpet and uPVC obscure double glazed window to the side aspect.

Living Room
A spacious reception room offering a uPVC double glazed bay window to the front of the property, radiator, carpet and Virgin Media connection.

Dining Room
Open plan to the living room with uPVC double glazed window enjoying views of the rear garden, radiator, carpet and doorway to the breakfast kitchen.

Breakfast Kitchen
Fitted with a range of wood effect wall and floor units, under wall unit lighting, contrasting work surfaces with part tiled and part composite splash-backs, inset composite 1 1/2 bowl sink and drainer with mixer tap. Vinyl flooring, uPVC double glazed window and external door opening to the rear garden, radiator and doorway to the utility.

Appliances including: gas hob with extractor fan and light above, integral electric oven, integral fridge and plumbing for a dishwasher.

Utility
Matched to the kitchen with wood effect wall and floor units, work surface with tiled splash-back and inset stainless steel sink and drainer with chrome mixer tap. Vinyl flooring and uPVC obscure double glazed window to the side aspect.

Plumbing for a washing machine and space for an upright fridge freezer.

First Floor

Stairs & Landing
With carpet throughout and loft access. The loft has a drop down ladder, light and houses a Baxi Duo-Tec HE gas combi central heating boiler

Bedroom One
Offering built-in wardrobes and storage, uPVC double glazed window overlooking the rear garden, radiator, vanity wash hand basin, carpet and doorway to the ensuite shower room.

Ensuite Shower Room
Fitted with a white suite comprising: low level push button WC, wall mounted wash hand basin with chrome taps, oversize fully tiled shower enclosure with Triton T80 electric shower system. Recessed ceiling lights, extractor fan and vinyl flooring.

Bedroom Two
With uPVC double glazed window to the rear elevation, built-in wardrobe and storage, radiator and carpet.

Bedroom Three
Offering a uPVC double glazed window to the front aspect, radiator, carpet, built-in wardrobe and storage.

Bedroom Four
A fourth double bedroom offering a uPVC double glazed window to the front of the property, carpet and radiator.

Family Bathroom
Fitted with a white suite comprising: low level push button WC, pedestal wash hand basin with chrome taps, standard bath, panel, shower rail and curtain with chrome shower head mixer tap. Recessed ceiling tiling, uPVC obscure double glazed window to the side aspect, extractor fan, chrome towel radiator and vinyl flooring.

Outside
The property is approached via a tarmac driveway providing off road parking before a carport and garage beyond.

The garage has a steel up & over door, power, lighting and rear access door.

Front
The front garden has a lawn, stocked borders, paved pathway leading to the front door with coach light. There is side access to the rear garden via a paved pathway and wrought iron gate.

Rear
The delightful and well maintained rear garden offers a paved patio areas, pathways, lawn, stocked shrub borders, timber fence panelling, insulated garden room (3.6m x 2.4m) with lighting and power.

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.
Vendor owned solar panels.
Gas combi central heating

Viewings
Strictly by appointment via the agent.

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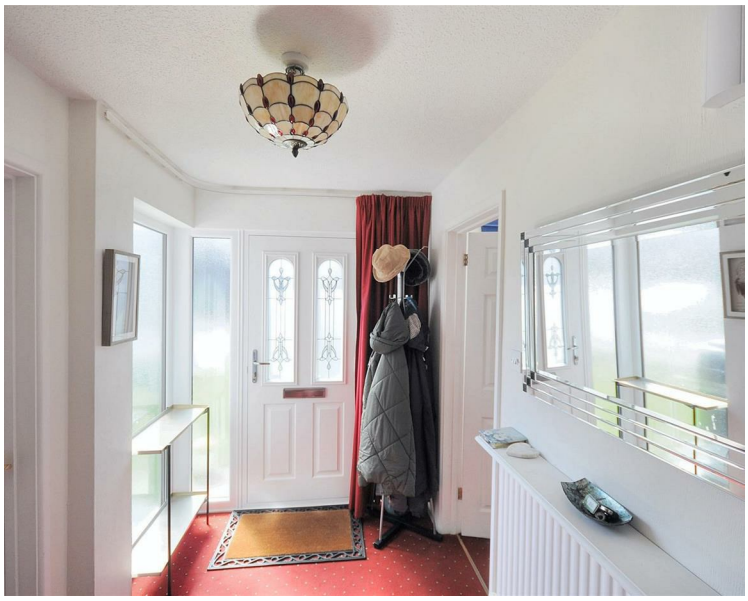
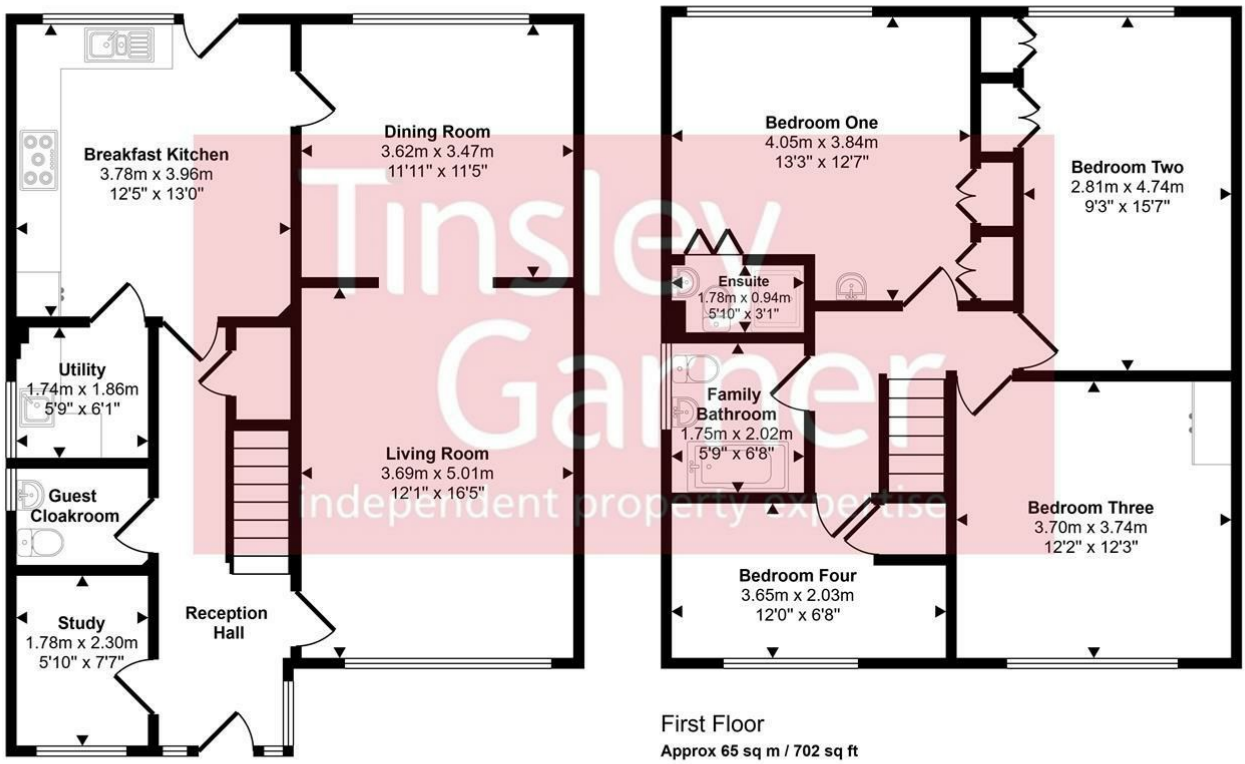


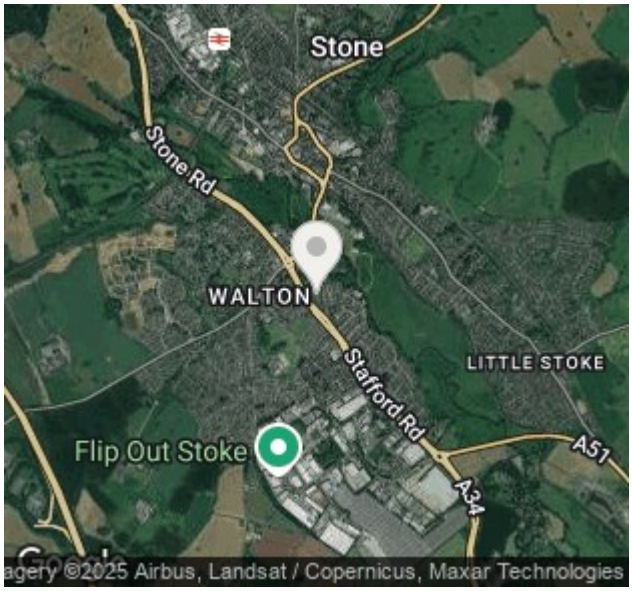
Approx Gross Internal Area
135 sq m / 1451 sq ft

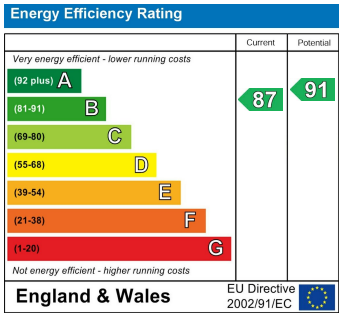


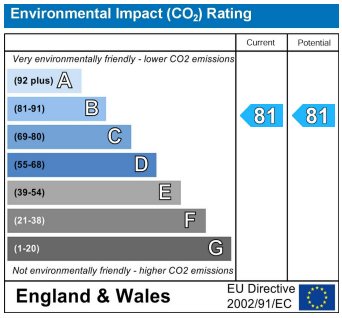
Ground Floor
Approx 70 sq m / 749 sq ft

First Floor
Approx 65 sq m / 702 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.







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