



## 2 Ridge Croft

Stone, ST15 8PN

Asking price £315,000

**Tinsley  
Garner**

independent property expertise



A mature family home in a quiet cul-de-sac location within easy walking distance to Stone town centre. The property offers good size accommodation with a large open plan living space, a sunny conservatory, fitted kitchen and downstairs loo, complemented by four evenly proportioned bedrooms and upgraded shower room. Whilst the property is well maintained and has the benefit of upvc double glazing and a modern gas central heating system, it could nevertheless benefit from selective updating. This is the pick of the properties on Ridge Croft occupying a large corner plot offering both the space and the potential to extend if required, with large beautifully kept gardens and space to accommodate a family of cars, caravan or motor home. Ridge Croft is the perfect location for anyone wishing to enjoy all the town has to offer, situated a little over a quarter mile south of the town centre, strolling distance of St Michael's Primary School and Stone Cricket Club and within easy reach of a host of amenities. NO CHAIN

# 2 Ridge Croft

Stone, ST15 8PN

## Entrance Hall

Welcoming reception area with upvc door and full height windows giving plenty of natural light. Staircase to the first floor landing. Radiator.

## Cloakroom & WC

Fitted with a modern white suite comprising: WC and basin in vanity cupboard. Ceramic wall tiling to half height. Window to the side of the house.

## Open Plan Living Space

A large L shape open plan living space combining the lounge and dining room together with a study area at the front of the house. The lounge area has a brick built chimney breast with raised hearth and living flame gas fire and patio windows opening through to the conservatory. The adjoining dining area has a window to the rear overlooking the garden. The study area has a full height front facing window. Two radiators. TV aerial connection.

## Conservatory

A useful garden room extension which features full height upvc double glazed windows and French doors opening to the gardens.

## Kitchen

The kitchen features an extensive range of wall and base cabinets with wooden trimmed doors and co-ordinating Formica work surfaces with inset sink unit, and incorporates a unique pull-out dining table with concertina top. Electric cooker connection point, plumbing for washing machine and dish washer. Pantry cupboard. Wall mounted Potterton gas fired central heating boiler. Window and glazed upvc door to the side of the house.

## Landing

With airing cupboard and access hatch to loft space.

## Bedroom 1

Double bedroom with built-in wardrobe, window to the rear of the house overlooking the garden. TV aerial connection. Radiator.

## Bedroom 2

Double bedroom with window to the front of the house, built-in wardrobes with sliding mirror doors and separate closet. Radiator.

## Bedroom 3

Window to the rear of the house overlooking the garden, built-in wardrobe. Radiator.

## Bedroom 4

Window to the front of the house built-in wardrobe. Telephone & broadband connections. Radiator.

## Shower room

A stylish upgraded shower room which features a white suite comprising: corner quadrant shower enclosure with glass screen and electric shower, wash basin in vanity unit and enclosed cistern WC. Ceramic wall tiling to full height and tile effect floor. Chrome heated towel radiator. Window to the side of the house.

## Outside

The house occupies a lovely corner position in probably the largest plot on Ridge Croft, and has both the space and the potential to extend the property (subject to planning) without impacting the garden space. The gardens are beautifully kept and feature lawn areas with extensive well stocked borders with a variety of shrubs, trees and flowers. There are several outdoor seating areas and two wooden garden sheds, one with electricity for use as a workshop.





To the right hand side of the house there is an enclosed parking area with full height garage doors and carport, and to the left hand side a large carport suitable for a caravan for motor home. In addition there is ample off road parking for a number of cars.

#### General Information

Services: Mains, gas, water, electricity & drainage.  
Gas central heating. Fibre optic broadband is available in this location.

Council Tax Band D

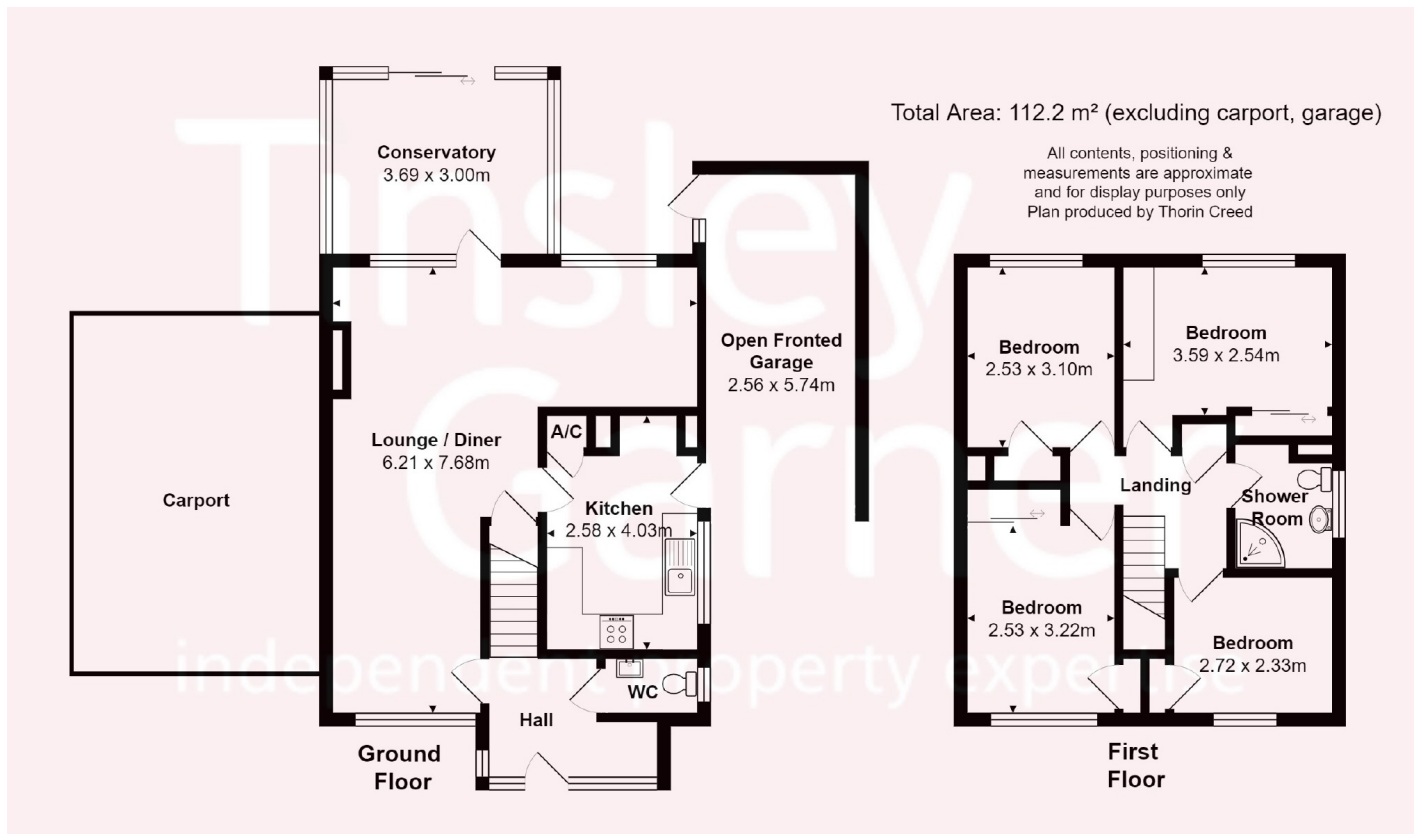
Viewing by appointment

For sale by private treaty, subject to contract.

Vacant possession on completion.







# Energy Performance Certificate



2, Ridge Croft, STONE, ST15 8PN

**Dwelling type:** Detached house  
**Date of assessment:** 27 June 2020  
**Date of certificate:** 27 June 2020

**Reference number:** 8410-7726-3530-7233-4226  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 100 m<sup>2</sup>

## Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

**Estimated energy costs of dwelling for 3 years:**

**£ 2,799**

**Over 3 years you could save**

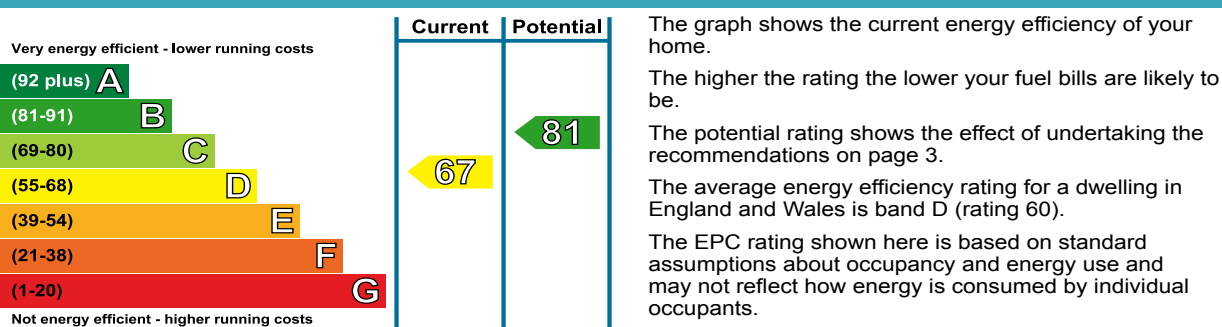
**£ 414**

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 333 over 3 years	£ 222 over 3 years	
Heating	£ 2,082 over 3 years	£ 1,914 over 3 years	
Hot Water	£ 384 over 3 years	£ 249 over 3 years	
<b>Totals</b>	<b>£ 2,799</b>	<b>£ 2,385</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

## Energy Efficiency Rating



## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 189
2 Low energy lighting for all fixed outlets	£20	£ 96
3 Solar water heating	£4,000 - £6,000	£ 126

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.