Tinsley Garner
independent property expertise



9, Aston Chase, Stone, ST15 8SD

3 2 2

Asking Price £390,000

A beautifully re-modelled family home in a lovely location looking out over farmland on the eastern edge of Aston Lodge Park. The house has been extended and re-imagined by the present owners to create a comfortable, thoroughly modern and beautifully presented property that anyone would be happy to call 'home' Good size accommodation featuring a sitting room with open views, fabulous open plan kitchen / dining / living space, utility and downstairs loo, complemented by three bedrooms, with stylish en-suite and family bathroom. Step outside to discover a sunny south west facing rear garden which is landscaped to create oodles of space for outdoor living. Super location in a quiet cul-de-sac location right on the edge of Aston Lodge with far reaching rural views. Peace, quiet, a country view and all the convenience of modern living - what more could you possibly need?







01785 811 800

https://www.tgprop.co.uk





Entrance Hall
Reception area with upvc part glazed front door.

Lounge
Comfortable sitting room with bay window to the front of the house enjoying far reaching views across farmland towards Cotwalton in the distance. Chimney breast with wooden mantle, raised hearth and gas fired wood burning stove. Engineered oak wooden flooring extending through to the inner hall and cloakroom. Period style radiator. Opening through to the dining kitchen.

Inner Hall
Turned staircase to the first floor landing and doors through to the kitchen and utility room. Cloaks cupboard.

WC
White suite comprising; WC and hand basin. Ceramic wall tiling to half height. Chrome heated towel radiator.

Open Plan Dining / Kitchen / Family Room
A beautifully crafted extension which creates a fabulous space for living, dining & entertaining. The kitchen features an extensive range of wall & base cupboards with painted 'shaker' style cabinet doors and coordinating white quartz counter tops with inset Belfast double bowl ceramic sink unit. Matching island unit with breakfast bar seating three. Integrated appliances comprise; ceramic induction hob with concealed extractor over, eye level double ovens, fully integrated dish washer and refrigerator.

Adjoining dining area and sitting room with French doors leading out to the patio and two large skylight windows. Porcelain tile floor throughout and feature exposed brick to one wall.

Utility Room
With door leading off the inner hall. Converted from part of the former garage, with wall & base store cupboards, wooden work surface and Belfast ceramic sink. Space for domestic appliances and internal door through to store area. Wall mounted Baxi gas fired central heating boiler.

Stairs & Landing
Turned staircase with window to the side of the house, access hatch to loft space. Radiator.

Main Bedroom
Double bedroom with window to the front of the house enjoying panoramic views across the adjacent farmland. Radiator.

En-Suite Shower Room
Stylish en-suite shower room with white suite comprising; corner quadrant shower enclosure with glass screen and thermostatic shower, pedestal basin & WC. Ceramic wall tiling to full height and tiled floor, chrome heated towel radiator. Window to the front of the house.

Bedroom 2
Double bedroom with two windows to the rear of the house. Radiator.

Bedroom 3
Generous single bedroom with window to the rear of the house. Radiator.

Bathroom
A luxury family bathroom which features a traditional style suite comprising; free standing roll top bath, pedestal basin & WC. Wood panelled walls to half height and ceramic tile effect floor. Chrome heated towel radiator. Window to the side of the house.

Outside
The house occupies a lovely position in a quiet cul-de-sac on the eastern edge of Aston Lodge Park with views to the front looking out over farmland. Tarmac frontage with parking for two cars, and garage store with the roller shutter door still in-situ. The garage is part converted to create the utility room but retains storage space measuring 2.57 x 2.10m.

To the rear there is a lovely sunny south west facing landscaped garden which features a large paved patio providing oodles of space for outdoor living and lawn area with large garden shed.

General Information
Services; Mains gas, electricity, water & drainage. Gas central heating.

Tenure; Freehold

Council Tax Band D

Viewing by appointment

For sale by private treaty, subject to contract.
Vacant possession on completion





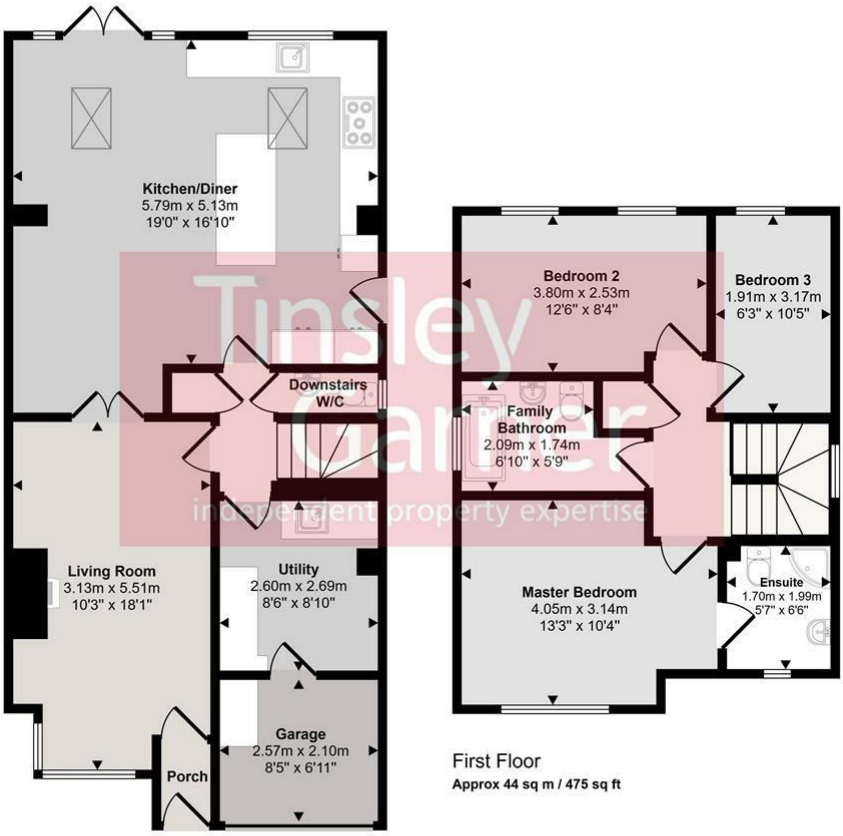

never
give
up







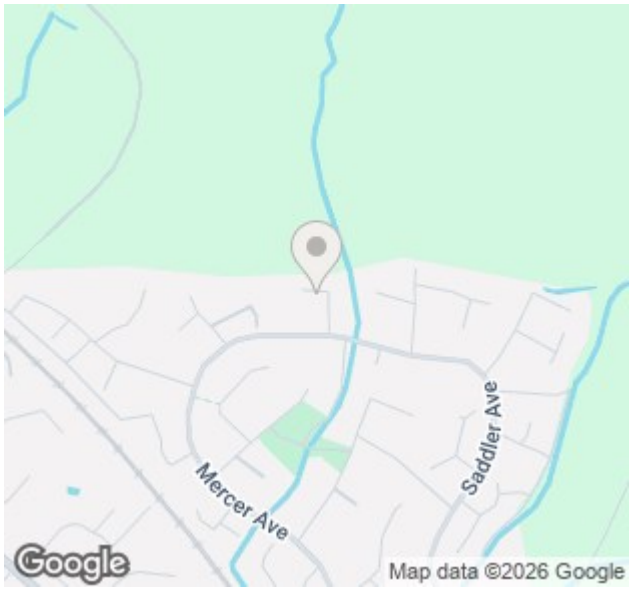
Approx Gross Internal Area
114 sq m / 1229 sq ft



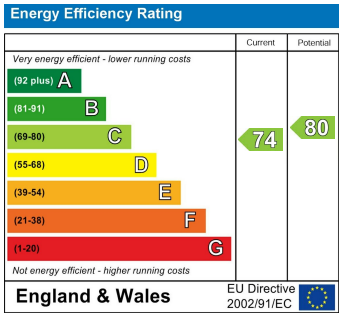
Ground Floor
Approx 70 sq m / 754 sq ft

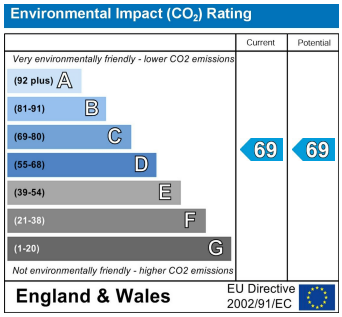
First Floor
Approx 44 sq m / 475 sq ft

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.









enquiries@tgprop.co.uk 01785 811 800