



19, Astral Way, Stone, ST15 0YQ



**£415,000**

An immaculately presented detached family home set within a popular development on the outskirts of Stone. The property offers stylish and flexible accommodation including; reception hallway, cosy living room, snug/playroom, kitchen diner, separate utility and guest cloakroom. To the first floor there are five bedrooms, ensuite shower room to the main bedroom and a family bathroom. The house is approached via a tarmac driveway providing off road parking before a detached garage, also benefitting from an enclosed good size rear garden boasting a far reaching open aspect. A lovely house conveniently located with easy access to Stone town centre and commuter routes.

Early viewing essential.





#### Reception Hall

A composite part obscure double glazed front door opens to the hallway. With fitted door mat and large format tiled floor, part panelled walls, radiator with ornate surround, under stairs storage drawers, doorways to the living room, snug/playroom, kitchen diner, guest cloakroom and access to the first floor stairs.

#### Living Room

A cosy reception room offering a marble fireplace with inset stove style electric fire, uPVC double glazed window to the front elevation, part panelled walls, radiator with ornate surround, carpet, BT Open Reach and TV connections.

#### Snug / Playroom

With uPVC double glazed window to the front of the property, part panelled walls, radiator and oak finish laminate flooring.

#### Kitchen Diner

An impressive open plan kitchen diner fitted with a range of grey finish wall and floor units, work surfaces with brick tile splash-backs and inset 1½ bowl sink and drainer with chrome mixer tap. Two uPVC double glazed windows and French doors opening to the rear patio and garden, recessed ceiling lights, large format tiled floor, two radiators and doorway to the utility.

Appliances including: induction hob with extractor hood and light above, integral electric double oven, integral dishwasher, fridge and freezer.

#### Utility

Matched to the kitchen with grey finish wall and floor units, work surface with brick tile splash-back, large format tiled floor and composite part obscure double glazed door opening to the side aspect. Wall cupboard housing a Logic ESPI 35 gas combi central heating boiler.

Plumbing for a washing machine and space for a tumble dryer.

#### Guest Cloakroom

Fitted with a white suite comprising: low level push button WC and pedestal wash hand basin with tiled splash-back and chrome mixer tap. Large format tiled floor, radiator and extractor fan.

#### First Floor

#### Stairs & Landing

Traditional white painted spindle, newel post, and banister stairs with part panelled wall lead to the landing. With storage cupboard, carpet and loft access. The loft has a drop down ladder and is partially boarded for storage purposes.

#### Bedroom One

Offering built-in sliding door wardrobes and storage, uPVC double glazed window to the front of the property, part panelled walls, radiator, carpet, TV connection and doorway to the ensuite shower room.

#### Ensuite Shower Room

Fitted with a white suite comprising; low level push button WC,

pedestal wash hand basin with chrome mixer tap, fully tiled shower enclosure with mains thermostatic shower system. Recessed ceiling lights, uPVC obscure double glazed window to the front aspect, chrome towel radiator, extractor fan and tile effect vinyl flooring.

#### Bedroom Two

With uPVC double glazed window to the front of the property, part panelled walls, radiator with ornate surround, and carpet.

#### Bedroom Three

With uPVC double glazed window overlooking the rear garden and open aspect beyond, radiator and carpet.

#### Bedroom Four

With open aspect uPVC double glazed window to the rear elevation, carpet and radiator.

#### Bedroom Five

Presently used as a study offering a uPVC double glazed window to the rear aspect, radiator and carpet.

#### Family Bathroom

Fitted with a white suite comprising; standard bath and panel with chrome mixer tap, inset low level push button WC, pedestal wash hand basin with chrome mixer tap. Recessed ceiling lights, part tiled walls, uPVC obscure double glazed window to the side aspect., chrome towel radiator, extractor fan and tile effect vinyl flooring.

#### Outside

The property is approached via a tarmac driveway providing off road parking for two cars before a detached garage. The garage has a steel up & over door, power and lighting.

#### Front

With paved pathway leading to an open pitched roof porch with two coach lights before the front door. Also offering a gravelled frontage, stocked flowerbeds and side access to the rear garden via a paved pathway and wooden gate.

#### Rear

The enclosed rear garden boasts a far reaching open aspect view, an Indian stone paved patio, large pergola, lawn, hedgerow, timber fence panelling, external power and water connections.

#### General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band E

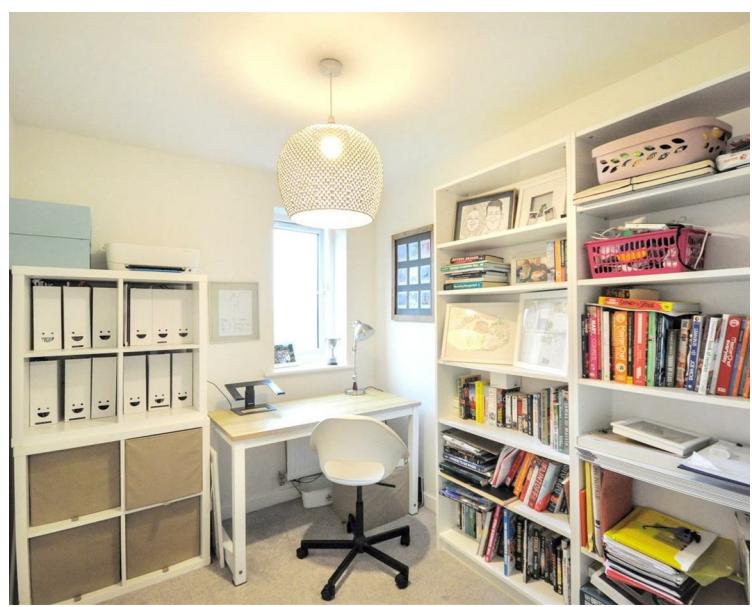
#### Services

Mains gas, water, electricity and drainage.

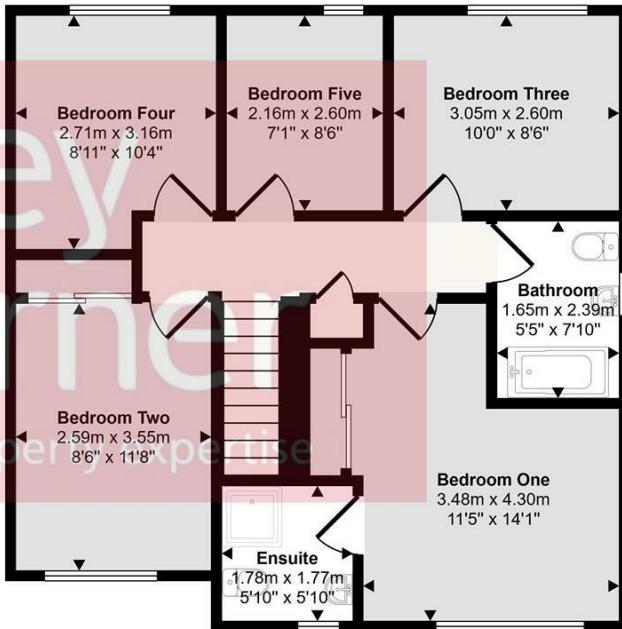
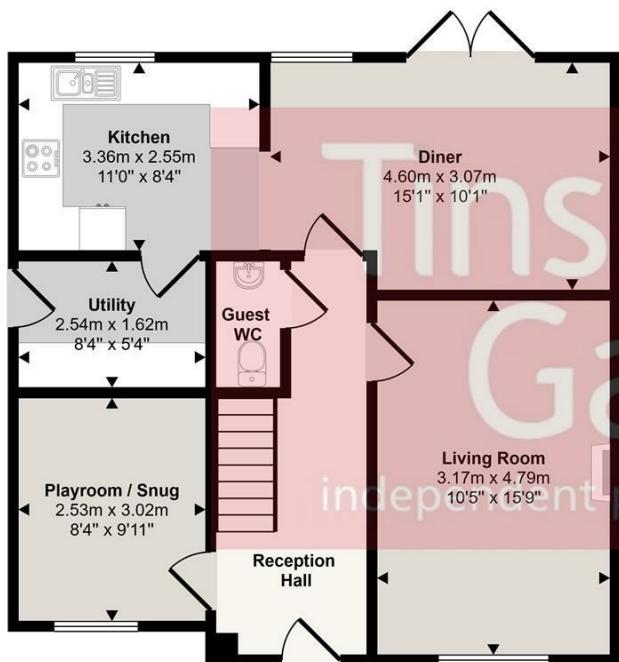
Gas combi central heating.

#### Viewings

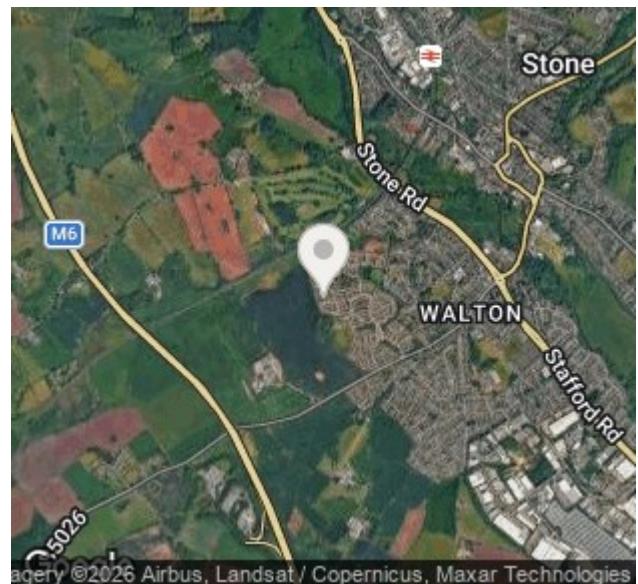
Strictly by appointment via the agent.



Approx Gross Internal Area  
128 sq m / 1379 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	85	93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A	81	92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		