



Brookside, Aston Lane, Aston, Stone, ST15 0BW



£625,000

Brookside is located in the rural hamlet of Aston just a little over a mile to the south of Stone. Boasting a generous size plot with superb rear garden, simply made for outdoor living, and offering well presented accommodation including; entrance porch, hallway, guest cloakroom, living room, dining room, conservatory and modern fitted kitchen with integral appliances. Moving to the first floor there are four bedrooms, an ensuite shower room to the main bedroom, and a luxurious family bathroom. The house is approached via a tarmac driveway providing ample off road parking before an integral double garage, also benefitting from uPVC double glazed windows & doors and gas central heating. This is a lovely family house set in a great location, close but not too close to town. Early viewing essential - NO UPWARD CHAIN



01785 811 800

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



Entrance Porch

A uPVC part obscure double glazed front door with matching side window opens to the porch. With quarry tile floor and glazed double doors opening to the hallway.

Hallway

Offering ceiling coving, Amtico oak finish flooring, radiator, doorways to the guest cloakroom, living room, kitchen 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 chrome mixer tap. Amtico oak finish flooring, chrome towel radiator and obscure glazed window to the front aspect.

Living Room

A spacious reception room ornate ceiling coving, four wall lights, uPVC double glazed bay window to the front elevation and French doors with side windows opening to the rear patio and garden. Marble fire surround and hearth with inset wood burning stove, two radiators, carpet, TV connection and doorway to the dining room.

Dining Room

With uPVC double glazed window overlooking the rear garden, ceiling rose and coving, radiator, carpet, doorways to the kitchen and conservatory.

Kitchen

A impressive kitchen fitted with an extensive range of cream finish wall, floor and island units, above wall unit lighting, contrasting island and work surfaces with matching upstands. Inset composite 1½ bowl sink and drainer with brushed chrome mixer tap, recessed ceiling and pendant lighting, tiled floor, vertical radiator, doorways to the integral double garage and conservatory.

Integral appliances including: electric double oven, electric induction hob with glass splash-back and extractor fan with light above, dishwasher, washing machine and fridge.

Conservatory

A lovely additional reception room, simple perfect for entertaining friends and family in style whilst drifting in and out of the garden. A low wall & uPVC double glazed panel conservatory offering a vaulted roof with centre light/fan, two external doors to the garden, radiator, tiled floor, TV connection and doorway to the dining room.

First Floor

Stairs & Landing

Traditional white painted spindle, newel post, and banister stairs lead to a galleried landing with ceiling coving, uPVC double glazed window to the front aspect, linen cupboard, radiator and carpet.

Bedroom One

Offering fitted wardrobes and storage, uPVC double glazed window overlooking the rear garden, ceiling coving and recessed lights, 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, oversize fully tiled shower enclosure with mains fed thermostatic shower system. Recessed ceiling lights, uPVC double glazed window to the side aspect, fully tiled walls and floor, towel radiator and extractor fan.

Bedroom Two

With ceiling coving, fitted wardrobes and storage, two uPVC double glazed window overlooking the rear garden, radiator and carpet.

Bedroom Three

With rear aspect uPVC double glazed window, radiator and carpet.

Bedroom Four

Offering a uPVC double glazed window to the front elevation, radiator and carpet.

Family Bathroom

A luxurious bathroom fitted with a white suite comprising; free standing bath with chrome pillar showerhead mixer tap, low level push button WC, twin vanity wash hand basins with chrome mixer taps and storage unit, oversize fully tiled shower enclosure with mains fed twin showerhead thermostatic shower system. Recessed ceiling lights, two towel radiators, part tiled walls, uPVC obscure double glazed windows to the front aspect and Amtico scrubbed oak finish flooring.

Outside

The property is approached via a tarmac driveway providing generous off road parking before an integral double garage. The garage has an up & over door, uPVC double glazed window to the side aspect, power and lighting.

Wall mounted Vaillant Eco Tec Plus 937 gas central heating boiler.

Front

Offering a lawn, hedgerow, mature trees and shrubs, side access to the rear garden via a wooden gate.

Rear

The delightful large enclosed rear garden offers paved patio areas and pathway, a lawn, mature trees, shrubs and stocked flowerbeds.

General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band F

No upward chain

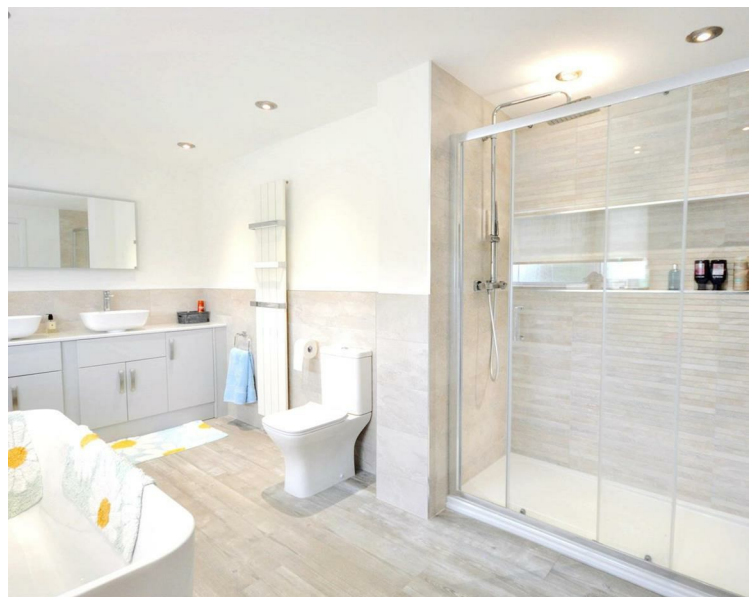
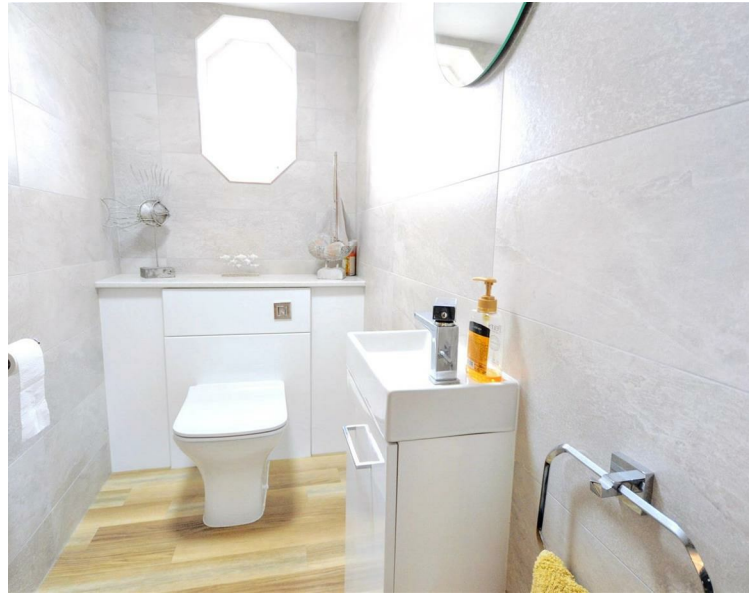
Services

Mains gas, water, electricity and drainage.

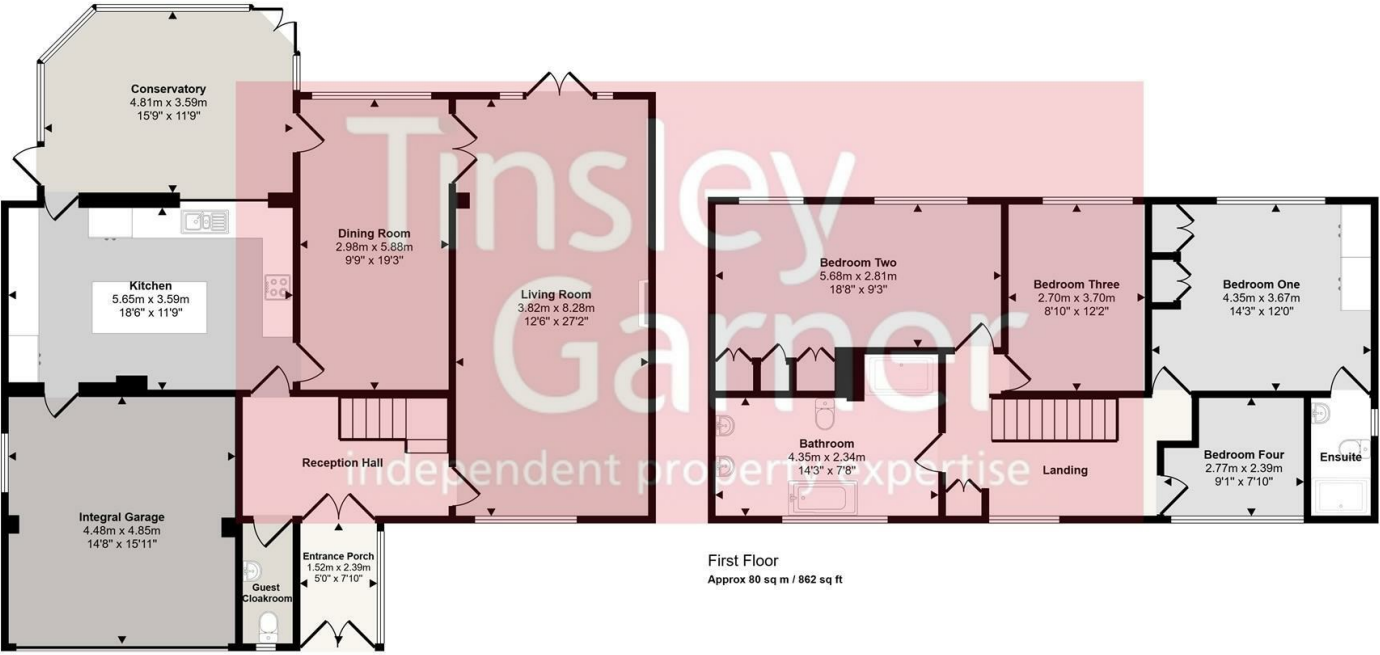
Gas central heating.

Viewings

Strictly by appointment via the agent.



Approx Gross Internal Area
209 sq m / 2255 sq ft



First Floor
Approx 80 sq m / 862 sq ft

Ground Floor
Approx 129 sq m / 1393 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		
	70	80
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		