



85, Astral Way, Stone, ST15 0YQ



£285,000

An immaculately presented semi-detached family home located within a popular development on the outskirts of Stone. Offering stylish accommodation including; entrance hall, living room, kitchen diner with integral appliances, guest cloakroom, three double bedrooms, ensuite shower room to the main bedroom, and a family bathroom. The property is approached via a tarmac driveway providing off road parking for two cars before a single garage, also benefitting from an enclosed westerly facing rear garden. A lovely house set in a quiet position - Early viewing essential.



01785 811 800

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



Entrance Hall

A composite part obscure double glazed front door opens to the hallway. With planked scrubbed oak effect vinyl flooring, radiator and doorway to the living room.

Living Room

A cosy reception room offering a uPVC double glazed window to the front elevation, part panelled feature wall, two wall lights, radiator, planked scrubbed oak effect vinyl flooring, BT Open Reach and TV connections, doorway to the inner hall.

Inner Hall

With planked scrubbed oak effect vinyl flooring, radiator, doorways to the kitchen diner, guest cloakroom and access to the first floor stairs.

Kitchen Diner

Fitted with a range of gloss white finish wall and floor units, contrasting oak effect work surfaces with matching upstands and inset composite 1½ bowl sink and drainer with chrome mixer tap. Recessed ceiling lights, uPVC double glazed window and French doors opening to the rear patio and garden, radiator and planked scrubbed oak effect vinyl flooring.

Wall cupboard housing a Logic ESPI 35 gas combi central heating boiler.

Appliances including: stainless steel gas hob with matching splash-back and extractor hood with light above, integral electric oven, dishwasher, fridge, freezer and washing machine.

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. Planked scrubbed oak effect vinyl flooring, radiator and extractor fan.

First Floor

Stairs & Landing

With storage cupboard, carpet throughout and loft access.

Bedroom One

Offering a built-in double wardrobe, two uPVC double glazed windows to the front of the property, radiator, carpet 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 thermostatic shower system. Radiator, uPVC obscure double glazed window to the front aspect, extractor fan and planked scrubbed oak effect vinyl flooring.

Bedroom Two

With uPVC double glazed window overlooking the rear garden, fitted mirror sliding door wardrobe and storage, radiator and carpet.

Bedroom Three

A third double bedroom offering a fitted mirror sliding door wardrobe and storage, rear aspect uPVC double glazed window, radiator and carpet.

Family Bathroom

Fitted with a white suite comprising: standard bath and panel with chrome mixer tap and Mira electric shower system above, low level push button WC, pedestal wash hand basin with chrome mixer tap. Part tiled walls, uPVC obscure double glazed window to the side aspect, radiator, extractor fan and planked scrubbed oak effect vinyl flooring.

Outside

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

Front

With paved pathway leading to an open porch with coach light before the front door. Also with flowerbed, external power connection and side access to the rear garden via a paved pathway and wooden gate.

Rear

The enclosed westerly facing rear garden offers a paved patio, lawn, gravelled area, 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 C

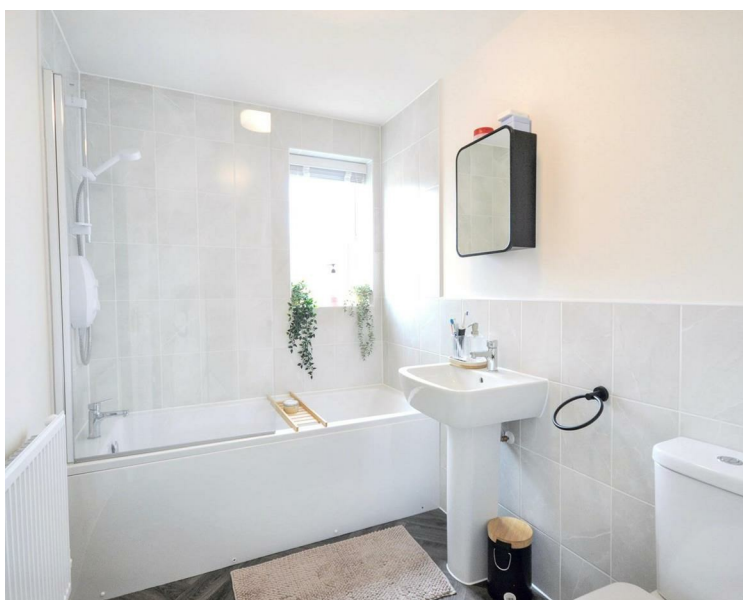
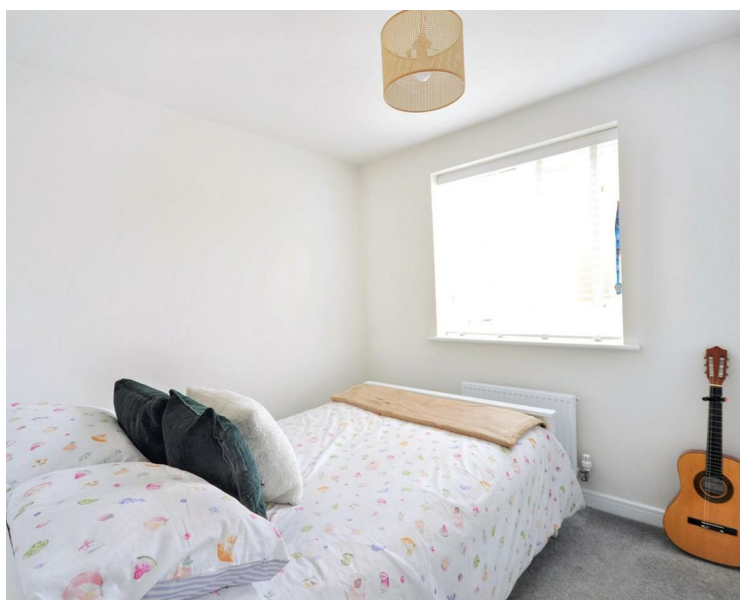
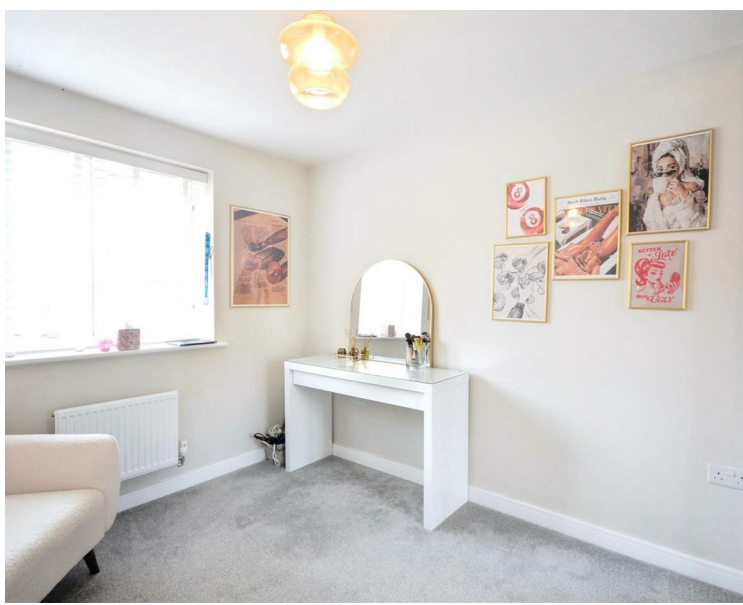
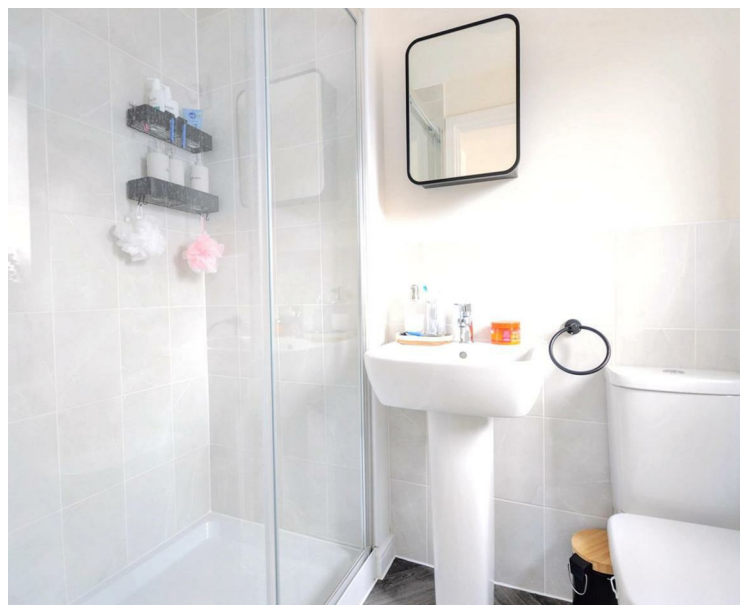
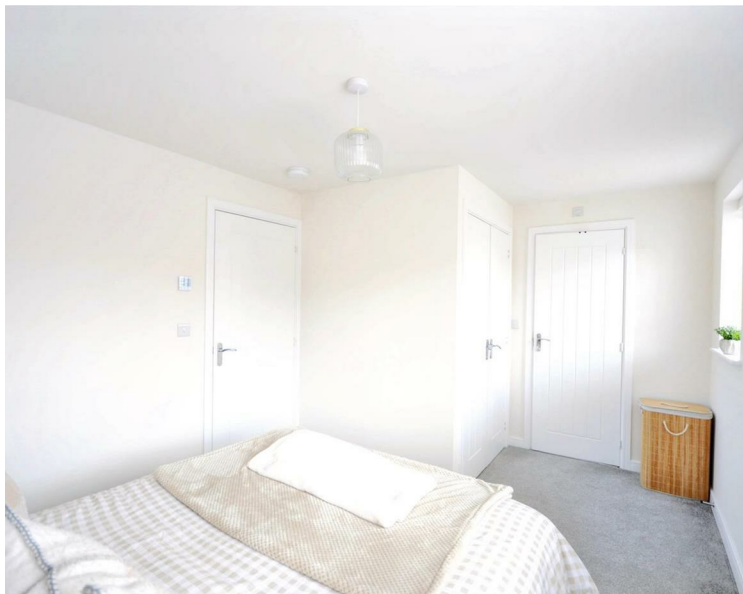
Services

Mains gas, water, electricity and drainage.

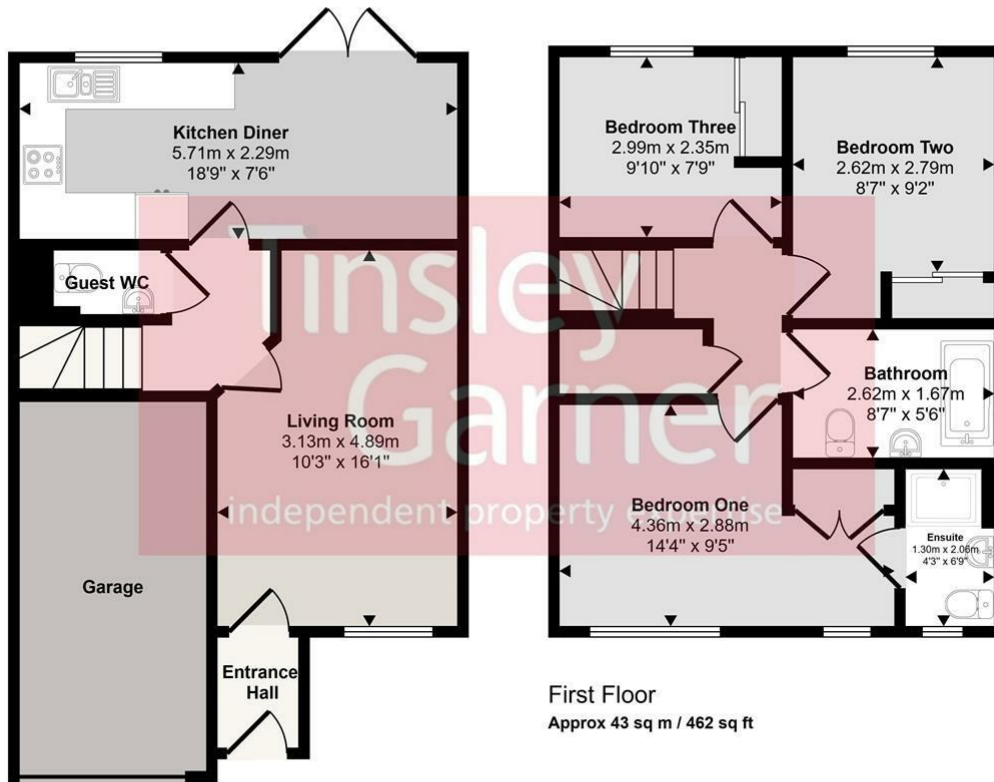
Gas combi central heating.

Viewings

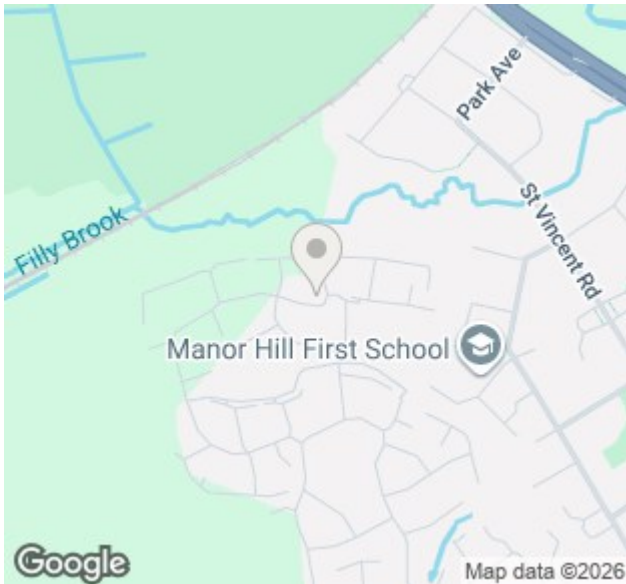
Strictly by appointment via the agent.



Approx Gross Internal Area
91 sq m / 977 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			95
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			92
(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			
England & Wales		EU Directive 2002/91/EC	