



83 Blundell Drive

Stone, ST15 0FG

Offers in excess of £300,000

**Tinsley
Garner**

independent property expertise



A modern four bedroom detached family home, set in one of the quietest positions on this modern development, enhanced by the current owners and immaculately presented throughout. Offering spacious accommodation with: reception hallway, guest cloakroom, lounge, large kitchen diner with appliances, four bedrooms, en-suite shower room to the master bedroom and a family bathroom. The property is approached via a tarmac driveway providing off road parking for four cars before a detached garage. With enclosed low maintenance rear garden, Upvc double glazed windows and doors throughout and gas combi central heating. Early Viewing Essential.

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Entrance

An open roof porch with coach light and composite part obscure double glazed front door opens to the hallway.

Reception Hall

Offering a large format tiled floor, radiator and central heating thermostat. Access to the guest cloakroom, lounge, kitchen diner and stairs to the first floor accommodation.

Guest Cloakroom

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

Lounge

A spacious main reception room offering a Upvc double glazed bay window to the front of the property, two radiators, carpet, BT and Sky media connections, doorway to the kitchen diner.

Kitchen Diner

A large open plan kitchen diner fitted with an extensive range of grey finish wall and floor units, block wood effect work surfaces and matching upstands, inset 1½ bowl stainless steel sink and drainer with chrome mixer tap. Upvc double glazed French doors opening to the rear patio and window overlooking the rear garden, radiator with ornate surround, large format tiled floor and TV connection. Wall cupboard housing the Logic EPSI 35 gas combi central heating boiler.

Appliances include: stainless steel four ring gas hob with stainless steel splash-back, extractor hood and light over, integral electric double. Plumbing for a washing machine and space for an upright fridge freezer.



First Floor

Stairs & Landing

Traditional white painted spindle, newel post and banister stairs lead to a galleried landing with Upvc double glazed window to the side aspect, storage cupboard, radiator, loft access and carpet.

Master Bedroom

Offering a Upvc double glazed window overlooking the rear garden, built-in wardrobes and storage, radiator, TV connection and carpet. Doorway to the en-suite shower room.

En-suite Shower Room

Fitted with a white suite comprising: low level push button WC, pedestal wash hand basin with chrome taps, fully tiled shower enclosure with an Aqua Lisa electric shower system. Part tiled walls, radiator, extractor fan and tiled floor.

Bedroom Two

With Upvc double glazed window to the rear elevation, radiator, carpet and TV connection.

Bedroom Three

A third double bedroom offering a Upvc double glazed window to the front aspect, radiator and carpet.

Bedroom Four

Currently used as a study offering a Upvc double glazed window to the front elevation, storage cupboard, built-in mirror sliding door wardrobes, radiator and wood effect laminate flooring.

Family Bathroom

Fitted with a modern white suite comprising: standard bath, panel and shower screen with chrome taps and twin head mains fed thermostatic shower system above, low level push button WC



and pedestal wash hand basin with chrome mixer tap. Part tiled walls, radiator, Upvc obscure double glazed window to the side aspect, extractor fan and tiled floor.

Outside

The property is approached via a tarmac driveway, providing off road parking for four vehicles before a detached single garage. The garage offers a steel up and over door, lighting and power supply with consumer unit sufficient for a garden hot tub connection.

Front

A paved pathway leads to an open porch with coach light before the front door. With hedgerow, flower bed, lawn and side access to the rear garden via a wooden gate.

Rear

The enclosed rear garden offers an Indian stone paved patio and pathway, artificial lawn, timber fence panelling, gateway to a storage area behind the garage, external power and water connections.

General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band D

Services

Mains gas, water, electricity & drainage.

Gas combi central heating

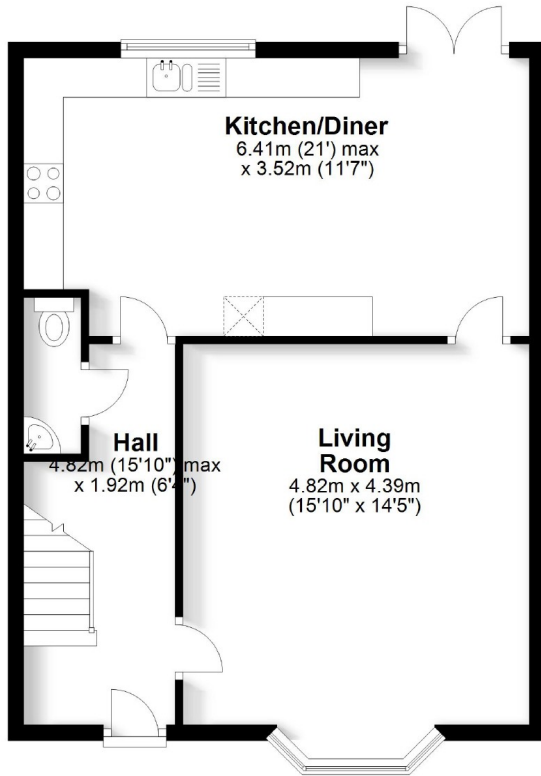
Viewings

Strictly by appointment via the agent.

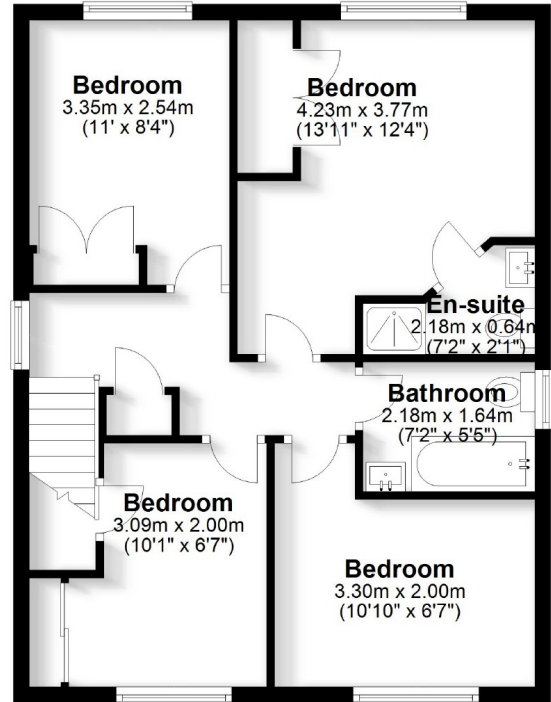




Ground Floor



First Floor



We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.



Energy performance certificate (EPC)

83, Blundell Drive
STONE
ST15 0FG

Energy rating

B

Valid until 4 July 2028

Certificate number

0758-9084-7333-5998-

0980

Property type	Detached house
Total floor area	108 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0758-908...> 06/04/2021