



4 Johnson Grove

Stone, ST15 8SS

£340,000

**Tinsley
Garner**

independent property expertise



A detached family home in one of the loveliest positions on Aston Lodge Park! Johnson Grove is a tiny cul-de-sac of just 6 houses located on the edge of the development within walking distance of Little Stoke Cricket Club, St Michaels Primary school and the local pub. The property has been in the same ownership since it was built in the 1980s and has been updated in parts to include upvc double glazed windows and a modern Worcester Bosch gas fired central heating boiler. Good size accommodation featuring two reception rooms, kitchen with space for casual dining, four bedrooms, en-suite to the main bedroom and family bathroom. Step outside and you will discover a large plot with generous frontage and rear garden, off road parking for 4 cars and a large attached double garage. Offered for sale with no upward chain.

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Covered Porch

Entrance Hall

Spacious reception area with part glazed front door, staircase to the first floor landing. Radiator.

Cloakroom & WC

With suite comprising: WC and hand basin. Radiator.

Lounge

A good size living room which has a bay with window seat to the front of the house and sliding patio windows to the rear opening to the gardens. Brick built fireplace with raised hearth and wooden mantle, TV aerial & Sky connections. Two radiators.

Dining Room

Rear facing window overlooking the gardens. Radiator.

Kitchen

The kitchen features a range of wall & base cupboards with matching work surfaces and small breakfast bar. Inset sink unit. Fitted appliances comprise: ceramic electric hob with extractor over, eye level electric double oven and space for a refrigerator. Part ceramic tiled walls. Radiator.



Windows to the rear and side of the house, internal door to the garage.

Landing

Two windows to the front of the house, airing cupboard, access hatch to loft space.

Bedroom 1

Double bedroom with window to the rear of the house. Radiator.

En-Suite Shower Room

Shower enclosure with glass screen and thermostatic shower, pedestal basin. Radiator.

Bedroom 2

Double bedroom with window to the rear of the house. Radiator.

Bedroom 3

Single bedroom with window to the front of the house. Radiator.

Bedroom 4

Single bedroom with window to the front of the house. Radiator.

Bathroom

Fitted with a suite comprising: bath with shower over, pedestal basin & WC. Part ceramic tiled walls. Window to the rear of the house. Radiator.



Outside

The house is in a lovely position in a quiet established cul-de-sac of just 6 properties, set in a good size plot with gardens front and rear. The rear garden has tall hedge borders and enjoys a good degree of privacy from neighbouring houses, flagged patio area across the rear of the house.

Driveway parking with space for 4 cars, leading to an attached double

garage with pitched tile roof, up and over door, light and power. Modern wall mounted Worcester Bosch gas fired central heating boiler.

General Information

Services: Mains gas, water, electricity & drainage. Gas central heating.

Council Tax band E

Viewing by appointment

For sale by private treaty, subject to contract.

Vacant possession on completion.



