



## 7 Griffiths Way

Stone, ST15 8SB

£324,950

Tinsley  
Garner

independent property expertise



Quite probably one of the best locations on Aston Lodge Park! This mature family home is located in a prime corner plot cul-de-sac location enjoying a good degree of privacy. The house has generous size accommodation with reception hallway, guest cloakroom, lounge, conservatory, breakfast kitchen & dining room. The first floor offers four bedrooms with en-suite shower room to the master bedroom & family bathroom. Offering plenty of outside space & lots of potential for further development of the property. With generous off road parking, a detached double garage, mature gardens to both front & rear, Upvc double glazing & gas central heating.  
NO UPWARD CHAIN - Early Viewing Essential.

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## Entrance Hall

Upvc part obscure double glazed front door opens to the reception hallway. With arch top Upvc obscure leaded double glazed window to the front aspect, radiator, central heating thermostat, carpet & under stairs storage cupboard with further arch top Upvc leaded double glazed window & the alarm control panel. Access to the guest cloakroom, lounge, breakfast kitchen, dining room & first floor stairs.

## Guest Cloakroom

Fitted with a white low level push button WC & wall mounted wash hand basin with chrome taps & tiled splash-back. Upvc obscure double glazed window to the side aspect, radiator & wood effect laminate flooring.

## Lounge

A light & airy reception room offering Upvc leaded double glazed bay window to the front elevation, brick feature fireplace with tiled hearth & inset living flame gas fire. Ornate ceiling coving, radiator, TV connection, carpet & Upvc double glazed sliding door to the conservatory.

## Conservatory

The ideal place to sit & chill or entertain whilst taking in the rear garden views. Low wall & Upvc double glazed unit construction with opening top windows, French doors & further door opening to the rear patio & garden. Vaulted ceiling with centre fan/light system, power sockets & tiled floor.

## Breakfast Kitchen

The kitchen is fitted with a range of wall & floor units, dapple finish work surfaces with tiled splash-backs & inset 1½ bowl polycarbon sink & drainer with chrome mixer tap. Two Upvc double glazed

windows to the side & rear aspects, wood effect laminate flooring, wall mounted Glow Worm Fuel Saver MkII gas central heating boiler, Upvc part obscure double glazed external door. Appliances comprising: gas hob with extractor fan & light over & integral electric double oven. Plumbing for dishwasher & washing machine, space for an upright fridge freezer.

## Dining Room

With Upvc double glazed window overlooking the rear garden, radiator & carpet.

## First Floor

### Stairs & Landing

Offering traditional stained spindles, newel posts & bannisters with galleried landing, carpet throughout, Upvc leaded double glazed window to the front aspect, loft access & airing cupboard housing the hot water cylinder.

### Master Bedroom

With built-in mirror sliding door double wardrobes, Upvc double glazed window to the rear aspect, radiator, carpet & doorway to the en-suite shower room.

### En-suite Shower Room

Fitted with a white suite comprising: WC, pedestal wash hand basin with chrome taps & tiled splash-back, fully tiled shower enclosure with mains thermostatic shower system. Upvc obscure double glazed window to the side aspect, extractor fan & radiator.

### Bedroom Two

With Upvc double glazed window to the rear aspect, radiator & carpet.



### Bedroom Three

A third double bedroom offering Upvc double glazed window to the rear elevation, built-in sliding door double wardrobe, radiator & carpet.

### Bedroom Four

Currently used as a study with Upvc leaded double glazed window to the front of the property, radiator & carpet.

### Family Bathroom

A modern bathroom fitted with white suite comprising: standard bath, panel & shower screen with chrome mixer tap & Mira electric shower system over, vanity wash hand basin with chrome mixer tap & low level push button WC. Fully tiled walls, Upvc obscure leaded double glazed window to the front aspect, radiator, shaver point strip light & marble tile effect laminate flooring.

### Outside

The house occupies a pleasant mature corner plot within a small cul-de-sac on Aston Lodge Park. Approached via a tarmac driveway providing ample off road parking before a detached double garage with remotely operated electric up & over steel door, pitched roof with storage space, power & lighting.

### Front

The gardens to the property are well maintained with an array of trees, shrubs & flowers. The front garden has a paved pathway to an open pitched roof porch before the front door. There is dual side access via pathways to the rear garden.

### Rear

The private southerly facing rear garden offers a paved patio, steps down to a large lawn, mature borders, trees & shrubs.

### General Information

For sale by private treaty, subject to contract  
Vacant possession on completion  
Council Tax Band E

### Services

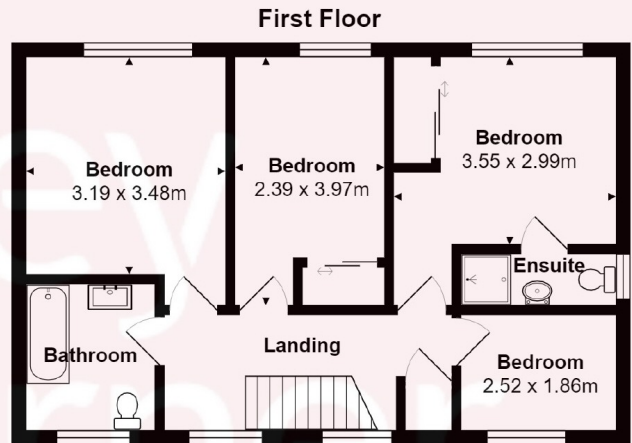
Mains gas, water, electricity & drainage.  
Gas central heating.

### Viewings

Strictly by appointment via the agent







**Garage (not in correct position relative to Ground Floor)**

All contents, positioning & measurements are approximate and for display purposes only  
 Plan produced by Thorin Creed  
 Total Area: 154.4 m<sup>2</sup>



# Energy Performance Certificate



7, Griffiths Way, STONE, ST15 8SB

**Dwelling type:** Detached house  
**Date of assessment:** 02 October 2019  
**Date of certificate:** 03 October 2019

**Reference number:** 8993-8926-6629-1707-1013  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 115 m<sup>2</sup>

## Use this document to:

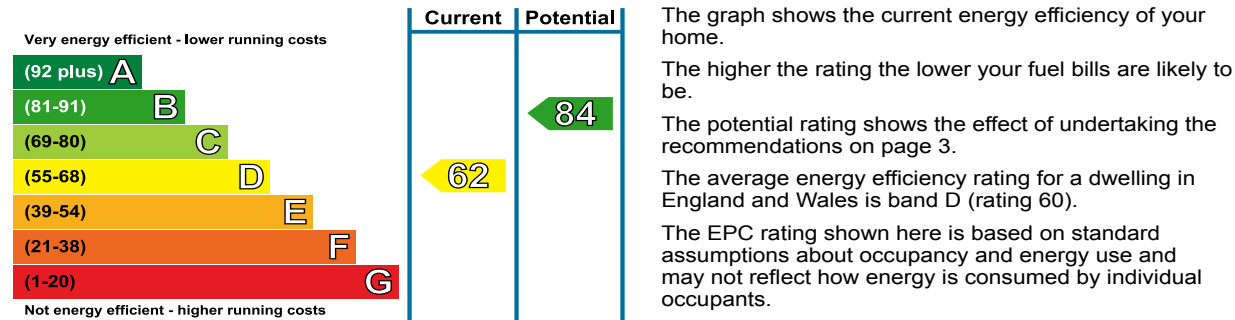
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 3,471</b>
<b>Over 3 years you could save</b>	<b>£ 1,245</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 366 over 3 years	£ 237 over 3 years	
Heating	£ 2,493 over 3 years	£ 1,764 over 3 years	
Hot Water	£ 612 over 3 years	£ 225 over 3 years	
<b>Totals</b>	<b>£ 3,471</b>	<b>£ 2,226</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

## Energy Efficiency Rating



## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 309
2 Increase hot water cylinder insulation	£15 - £30	£ 48
3 Low energy lighting for all fixed outlets	£25	£ 108

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.