



9 Blundell Drive

Stone, ST15 0FG

£205,000

Tinsley
Garner

independent property expertise



A stylish modern semi-detached home in a popular and sought after cul-de-sac position on the Millers Reach development. This is a lovely home offering well proportioned accommodation comprising; small hallway, lounge, stylish open plan dining kitchen with French doors opening to the rear garden, guest cloakroom, three bedrooms (two double, one single), en-suite shower room to the main bedroom and family bathroom. Benefitting from off road parking for two cars, Upvc double glazing throughout, gas combi central heating and an enclosed south west facing rear garden. Set in a great location on a recently completed development on the outskirts of Stone, close to local amenities and within easy reach of Stone's vibrant town centre.

Early Viewing Essential - NO UPWARD CHAIN

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Entrance Hall

A composite part obscure double glazed front door opens to the hallway with radiator, alarm panel and carpet. Access to the lounge and first floor stairs.

Lounge

A spacious reception room offering a Upvc double glazed window to the front of the property, radiator, TV connection, carpet and doorway to the kitchen diner.

Kitchen Diner

Fitted with a range of white gloss finish wall and floor units, coordinated work surfaces with matching upstands, inset stainless steel sink and drainer with chrome mixer tap. Upvc double glazed window and French doors with side lights opening to the rear patio and garden, radiator, planked wood effect vinyl flooring and large storage cupboard with power, lighting and space for an appliance. With wall cupboard housing an Ideal Logic ES35 gas combi central heating boiler.

Appliances including: stainless steel four ring gas hob with extractor hood and light over, plumbing for both a dishwasher and washing machine, space for an upright fridge freezer.

Guest Cloakroom

Fitted with a white suite comprising: low level push button WC, pedestal wash hand basin with chrome taps and tiled splash-back. With radiator, extractor fan and planked wood effect vinyl flooring.



First Floor

Stairs & Landing

With radiator, loft access and carpet. The loft is partially boarded with light and a drop down ladder.

Main Bedroom

Offering a Upvc double glazed window to the front aspect, built-in wardrobes and storage, radiator, TV connection, carpet and 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 and tiled splash-back, fully tiled shower enclosure with Aqualisa electric shower system. With radiator, extractor fan and planked wood effect vinyl flooring.

Bedroom Two

A second double bedroom with Upvc double glazed window overlooking the rear garden, radiator and carpet.

Bedroom Three

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

Family Bathroom

Fitted with a white suite comprising: standard bath, panel, shower rail and curtain with chrome shower head mixer tap, low level push button WC and pedestal wash hand basin with chrome taps. Part tiled walls, radiator, extractor fan and planked wood effect vinyl flooring.



Outside

Front

The property is approached via a tarmac driveway, providing off road parking for two vehicles with slate chipping flower bed and green open space front aspect. There is an open porch with tiled roof before the front door and side access to the rear garden via a paved pathway and wooden gateway.

Rear

The enclosed south west facing rear garden offers an Indian stone paved patio, lawn, shrub flowerbeds, metal storage unit, 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 & drainage.

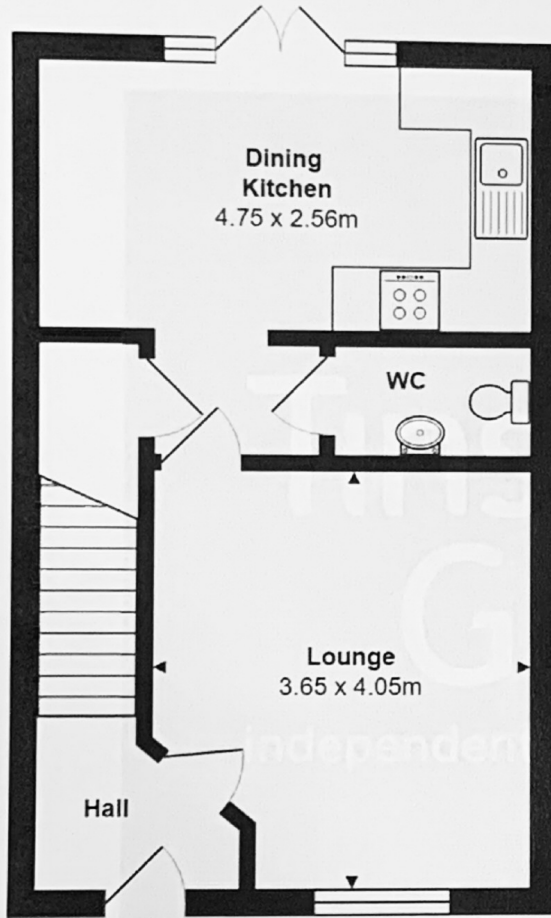
Gas combi central heating

Viewings

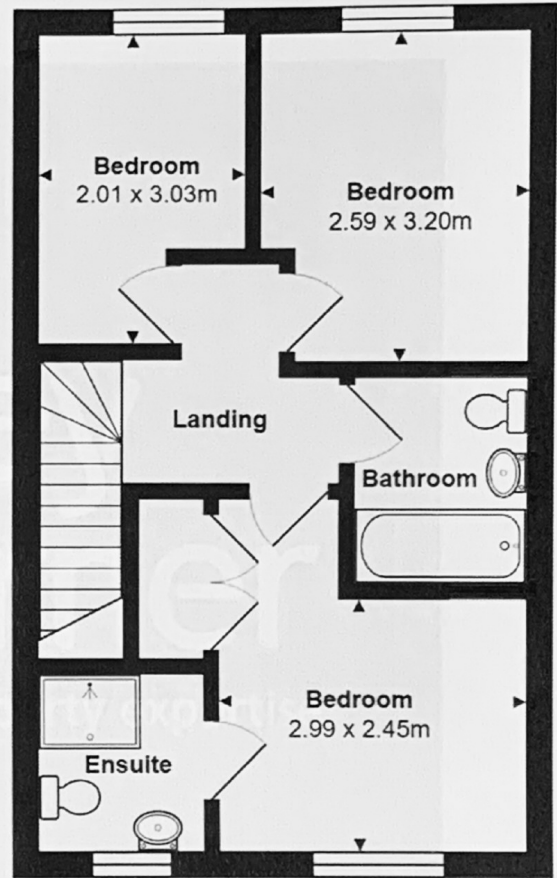
Strictly by appointment via the agent.







Ground Floor



First Floor

Total Area: 75.9 m²

All contents, positioning & measurements are approximate and for display purposes only



Energy Performance Certificate



9, Blundell Drive, STONE, ST15 0FG

Dwelling type: Semi-detached house
Date of assessment: 18 May 2015
Date of certificate: 18 May 2015

Reference number: 8000-9183-1639-4897-1553
Type of assessment: SAP, new dwelling
Total floor area: 73 m²

Use this document to:

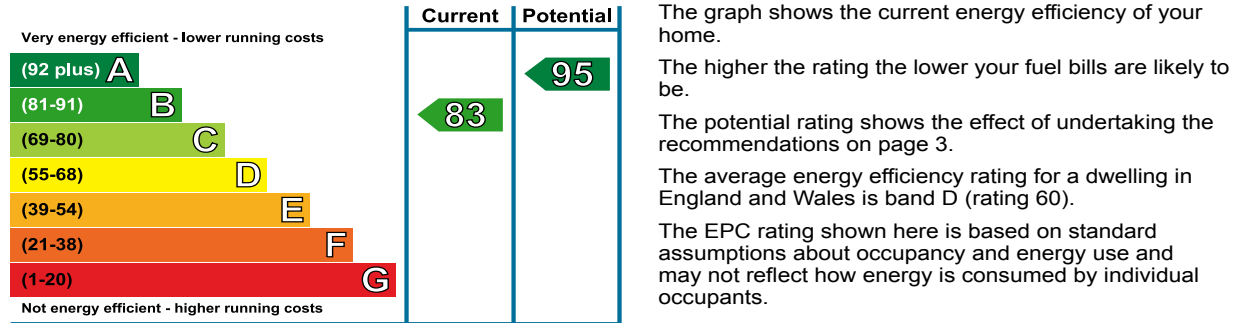
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,134
Over 3 years you could save	£ 96

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 144 over 3 years	£ 144 over 3 years	
Heating	£ 747 over 3 years	£ 747 over 3 years	
Hot Water	£ 243 over 3 years	£ 147 over 3 years	
Totals	£ 1,134	£ 1,038	

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



Actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 96
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 786