

9 Blundell Drive Stone, ST15 OFG

£205,000

Tinsley Garner



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.





Tinsley Garner

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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.





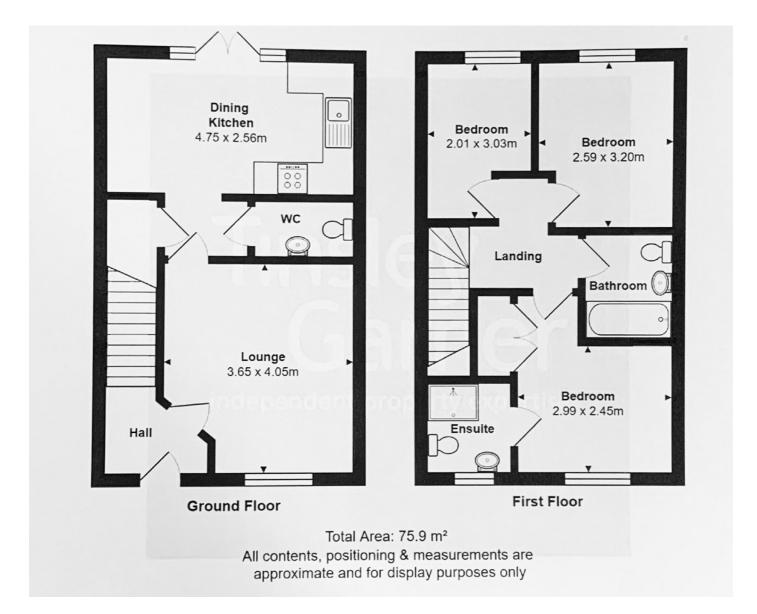
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Energy Performance Certificate

9, Blundell Drive, STONE, ST15 0FG

Dwelling type:Semi-detached houseDate of assessment:18May2015Date of certificate:18May2015Use this document to:Semi-detached house

Reference number: Type of assessment: Total floor area:

8000-9183-1639-4897-1553 SAP, new dwelling 73 m²

HM Government

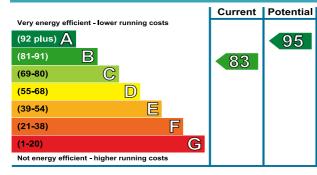
Compare current ratings of properties to see which properties are more energy efficient

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	£ 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	You could		
Hot Water	£ 243 over 3 years	£ 147 over 3 years	save £ 96		
Totals	£ 1,134	£ 1,038	over 3 years		

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



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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

IMPORTANT NOTICE: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. The vendor does not make or give, and neither Tinsley Garner Ltd, nor any person in the employment of the company has the authority to make or give any representation or warranty whatever in relation to this property.