

**Tinsley
Garner**
independent property expertise



71, Astral Way, Stone, ST15 0YQ



Asking Price £485,000

A modern detached family home that is so very nearly new the paint is barely dry! This is lovely house built by Persimmon Homes to their popular 'Newton' design, offering super-spacious accommodation which caters for all the requirements of modern family living. Featuring two reception rooms including a lounge French doors opening to the garden separate dining / family room, superb open plan dining kitchen and separate utility room. On the first floor there are four double bedrooms, with en-suite shower room to the guest bedroom and a family bathroom, complemented by the pure indulgence of a second floor master bedroom suite with dressing area and en-suite bathroom. Step outside and you will discover a good size garden plot, off road parking for 2 cars and a detached double garage. Lovely position on the development overlooking an area of green space. Offered for sale with no upward chain.



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Canopy Porch

Entrance Hall

Welcoming reception area with half glazed front door, Karndean oak wood effect flooring extending throughout the ground floor. Stairs to the first floor landing.

Cloaks & WC

White suite comprising; WC and hand basin.

Lounge

Good size sitting room with rear facing patio windows opening to the patio and gardens. Radiator.

Dining / Family Room

A useful additional living room which enjoys open views to the front over a green space. Radiator.

Open Plan Dining Kitchen

A spacious open plan kitchen with space for dining. The kitchen features an extensive range of wall & base cupboards with traditional style painted cabinet doors and coordinating wood block effect work surfaces with inset 1½ bowl sink unit. Integrated appliances comprise; ceramic electric hob with stainless steel splash panel and extractor hood, built-under electric double oven, fully integrated dish washer, refrigerator and freezer. The dining area has a window to the front overlooking the green space and window to the rear overlooking the garden. Pantry cupboard. Two radiators.

Laundry

Fitted work surface and storage cupboard matching the kitchen, plumbing for washing machine and space for a dryer. Wall mounted gas fired boiler concealed in a wall cupboard. Half glazed back door. Radiator.

First Floor Landing

Guest Bedroom

Double bedroom with window to the rear of the house, oak wood effect flooring. Radiator.

En-Suite Shower Room

A smart en-suite with tiled walk-in shower enclosure with glass screen and thermostatic shower, pedestal basin & WC. Tile effect floor and chrome heated towel radiator.

Bedroom 3

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

Bedroom 4

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

Bedroom 5

Double bedroom with window to the front of the house. Oak wood effect flooring. Radiator.

Guest Bathroom

Stylish white suite comprising; Bath with glass screen and shower over, pedestal basin & WC. Ceramic wall tiling to the bath area and part walls. Oak wood effect floor and chrome heated towel radiator.

Main Bedroom Suite

A turned staircase leads to the second floor main bedroom suite featuring a huge open plan bedroom with adjoining dressing area. Vaulted ceilings with two dormer and two skylight windows. Three radiators.

En-Suite Bathroom

A full en-suite bathroom with white suite comprising; bath, corner shower enclosure with glass screen and thermostatic shower, pedestal basin & WC. Wood effect flooring and ceramic wall tiling to the wet areas. Chrome heated towel radiator. Rear facing skylight window.

Outside

The house is in a lovely position on Astral Way with open views to the front overlooking an area of green space. Small lawn garden to the front with shrub borders and fully enclosed rear garden which is mainly lawn with paved patio and paths. Double width driveway parking to the side of the house with detached brick built double garage.

General Information

Services; Mains gas, electricity, water & drainage. gas central heating.

Council Tax Band F

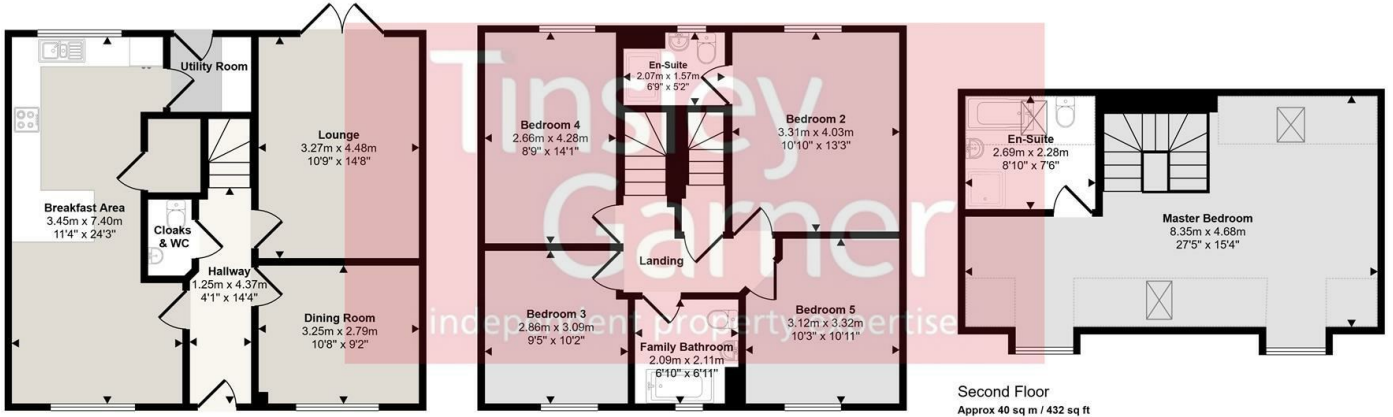
Tenure; Freehold

Viewing by appointment

For sale by private treaty, subject to contract. Vacant possession on completion.



Approx Gross Internal Area
164 sq m / 1767 sq ft



Ground Floor
Approx 61 sq m / 660 sq ft

First Floor
Approx 63 sq m / 675 sq ft

Second Floor
Approx 40 sq m / 432 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Make Snappy 360.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	