Tinsley Garner
independent property expertise

2, Griffiths Way, Stone, ST15 8SB

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Asking Price £499,950

The perfect family home in the perfect suburban location! This mature detached house caters for all the needs of modern family life offering well proportioned accommodation featuring a welcoming reception area, cosy sitting room, open plan kitchen / dining / living space with two set of French windows opening directly to the sunny patio, complemented upstairs by four good size bedrooms, en-suite shower room and family bathroom. Step outside and you will discover a landscaped, private garden which enjoys a good degree of privacy from neighbours and a sunny west facing aspect. Great location in a leafy cul-de-sac on the edge of this popular residential suburb, strolling distance to Little Stoke Cricket Club and St Michael's primary school and within easy reach of Stone town centre.

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Entrance Porch
Fully enclosed storm porch with 'Solidoor' composite front door.

Hallway
Welcoming reception area with Kardean wood effect flooring, Staircase to the first floor landing with storage below. Vertical radiator.

Cloaks & WC
With white suite comprising of WC and pedestal basin. Upvc double glazed window,Kardean flooring.

Living Room
A comfortable sitting room which features a bay with window seat to the front of the house, faux panelling to one wall, with period style fireplace, raised granite hearth and living flame gas fire. Wood effcet flooring. Radiator.

Breakfast Kitchen
The house enjoys a large open plan living space across the rear combining the kitchen with space for dining and relaxing and features two sets of French doors opening to the patio. The kitchen has an extensive range of wall & base cabinets with traditional style painted cabinet doors and coordinating black granite work surfaces, matching island with small breakfast bar and inset Belfast ceramic sink unit. Fitted appliances comprise; dual fuel range with matching extractor hood and glass splash panel and integrated dish washer. Karndean wood effect flooring throughout.

Dining Room
With double doors leading through from the hall and Ffench doors opening to the patio. Vertical radiator.

Den
Adjoins the dining area with French doors opening to the patio and installation for wall mounted TV. Vertical radiator.

Stairs and Landing
Turned staircase to the first floor landing, Access hatch to loft space and linen cupboard.

Main Bedroom
Spacious double bedroom with window to the front of the house, built-in wardrobe and wood effect floor throughout. Radiator.

En-Suite Shower Room
A large en-suite shower room fitted with white suite comprising; corner quadrant shower enclosure with glass screen and thermostatic shower, vanity basin and enclosed cistern WC. Fitted storage, heated towel radiator and ceramic wall & floor tiling. Window to the front of the house.

Bedroom Two
Double bedroom with built in wardrobes and storage units over the bed. Wood effect laminate flooring, Window to the front of the house. Radiator.

Bedroom Three
Double bedroom with window to the front of the house, wood effect floor. Radiator.

Bedroom Four
Double bedroom with window to the rear of the house. Wood effect floor. Radiator.

Family Bathroom
With white suite comprising; corner bath with mixer shower attachment, vanity basin & enclosed cistern WC. Ceramic wall tiling to full height and tiled floor. Chrome heated towel radiator. Window to the front of the house.

Outside
The house occupies a corer plot in a mature cul-de-sac on the edge of this popular and sought after residential development. Lawn garden to the front enclosed by a tall hedge and garden / store area to the side. The rear garden has been professionally landscaped by the present owners, with lawn area complemented by planted borders and Indian stone patio area extending across the rear providing plenty of opportunity for outdoor living. The rear garden enjoys a west facing aspect with sunshine into the late evening and enjoys almost total privacy from neighbouring houses.

General Information
Services; Mains gas, electricity, water & drainage.

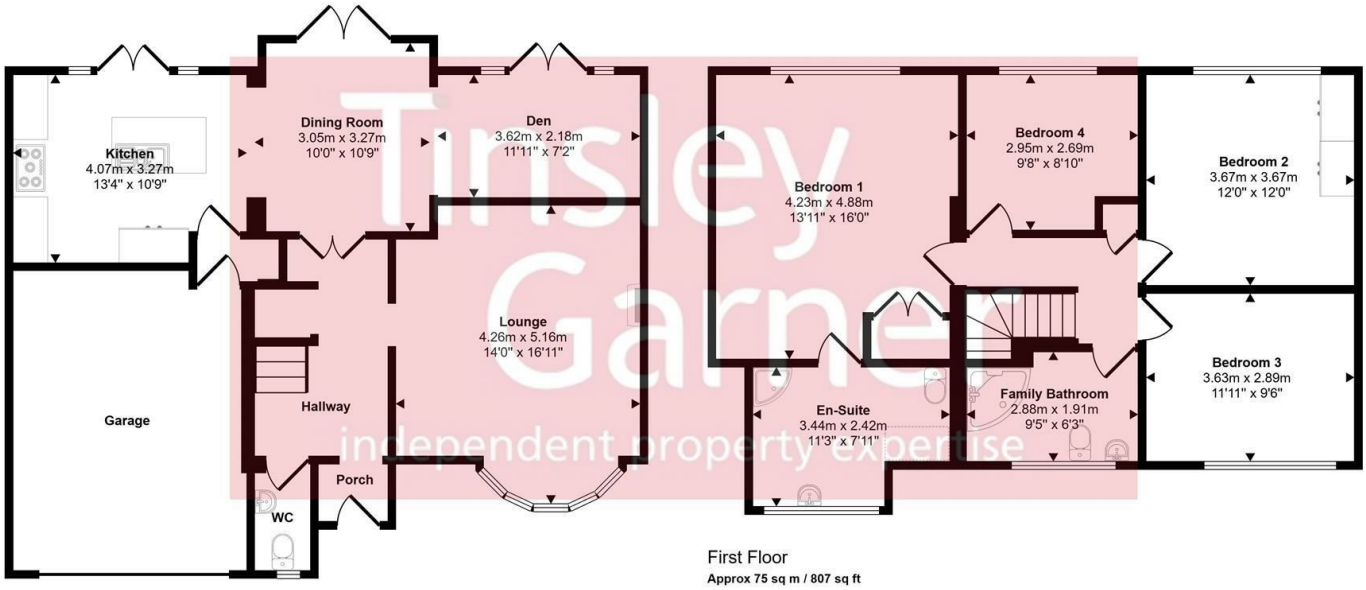
Council Tax Band E

Tenure; Freehold

Viewing by appointment

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

Approx Gross Internal Area
164 sq m / 1764 sq ft

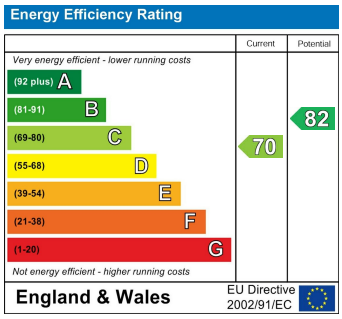


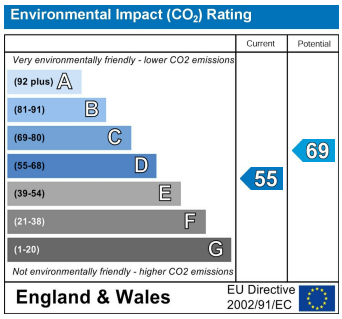
First Floor
Approx 75 sq m / 807 sq ft

Ground Floor
Approx 89 sq m / 957 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 Made Snappy 360.





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