



14, Harrow Place, Stone, ST15 8ST



**£475,000**

An extended mature family home set in a prime quiet cul-de-sac location within the much sought after Aston Lodge development. Upgraded by the present owners to a high specification throughout and offering immaculately presented accommodation comprising: reception hallway, guest cloakroom, living room, fabulous breakfast kitchen, superb dining/garden room, three double bedrooms, ensuite shower room to the main bedroom, and a family bathroom. Also benefitting from ample off road parking before a detached double garage, delightful enclosed rear garden, gas central heating and uPVC double glazed windows and doors. A super house conveniently located within easy reach of local schools, Aston Marina, Stone town centre and commuter routes. Early Viewing Essential - NO UPWARD CHAIN



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### Reception Hall

A composite part obscure double glazed front door opens to the reception hall. With ceiling coving, uPVC double glazed window to the front elevation, understairs storage cupboard, radiator with ornate surround and tiled floor. Doorways to the living room, breakfast kitchen, guest cloakroom and access to the first floor stairs.

### Living Room

A spacious reception room offering a chimney breast opening with oak mantle, tiled hearth and inset wood burning stove. Ceiling coving, uPVC double glazed bay window to the front aspect, radiator, carpet, Virgin Media connection and glazed double doors opening to the dining / garden room.

### Breakfast Kitchen

A modern and impressive kitchen fitted with a contrasting range of sage and soft cream finish solid wood door fronted wall, floor, display and island units, granite work surfaces and breakfast bar with matched upstands, underset 1½ bowl sink with brushed chrome mixer tap, recessed ceiling lights, vertical radiator, TV connection and tiled floor with under floor heating. Wall cupboard housing a Glow Worm Micron gas central heating boiler.

Neff integral appliances including: induction hob with stainless steel extractor hood & light above and electric double oven. Bosch integral appliances including: combination oven /microwave and dishwasher. Hotpoint integral washing machine. Space for an American style upright fridge freezer.

### Dining / Garden Room

A lovely additional reception area, open plan to the breakfast kitchen and offering a vaulted ceiling with recessed ceiling lights, two Velux skylight windows, two wall lights, radiator with ornate surround, TV connection, tiled floor with under floor heating, uPVC double glazed windows and French doors opening to the rear patio and garden.

### Guest Cloakroom

Fitted with a white suite comprising: inset low level push button WC and wall mounted wash hand basin with tiled splash-back and chrome mixer tap. Ceiling coving, uPVC obscure double glazed window to the side aspect, radiator and tiled floor.

### First Floor

#### Stairs & Landing

Oak spindle, newel post and banister stairs lead to a galleried landing. With carpet throughout, ceiling coving, two uPVC double glazed windows to the front of the property, airing cupboard housing the hot water storage system.

#### Bedroom One

Offering a suite of fitted bedroom furniture, two uPVC double glazed windows to the side and rear aspects, ceiling coving and recessed lights, radiator, carpet and doorway to the ensuite shower room.

#### Ensuite Shower Room

Fitted with a white suite comprising: inset low level push button WC, vanity wash hand basin with storage unit, tiled splash-back and chrome mixer tap, fully tiled shower enclosure with mains fed

thermostatic shower system. Ceiling coving, recessed ceiling lights, chrome towel radiator, uPVC obscure double glazed window to the front elevation, extractor fan, shaver point and tile effect laminate flooring.

#### Bedroom Two

With uPVC double glazed window overlooking the rear garden, ceiling coving and recessed lights, radiator and carpet.

#### Bedroom Three

With built-in wardrobe and storage, uPVC double glazed window to the rear of the property, ceiling coving and recessed lights, loft access, radiator and wood finish laminate flooring.

The loft has a drop down ladder, lighting and is boarded for storage purposes.

#### Family Bathroom

Fitted with a white suite comprising: standard bath, panel and shower screen with chrome mixer tap and mains fed thermostatic shower system above, inset low level push button WC, vanity wash hand basin with storage unit and chrome mixer tap. Fully tiled walls and floor, recessed ceiling lights, chrome towel radiator, uPVC obscure double glazed window to the front aspect, extractor fan and shaver point.

#### Outside

The property is approached via a block paved driveway providing ample off road parking before a detached double garage.

The garage has a steel up & over electric door, uPVC double glazed window and side access door, loft storage with wooden drop down ladder, power, lighting, storage base units with work surface and sink, plumbing for a washing machine and partitioned internal gym with broadband connection.

#### Front

With large lawn, block paved frontage and pitched roof open porch before the front door. There is dual side access with sensor lighting and gateways to the rear garden.

#### Rear

The delightful, enclosed and private rear garden offers a lawn, block paved patio and pathways, feature timber sleeper flowerbeds, gravelled and stocked borders. With mature hedgerow, external power and water connections, useful storage area to the rear of the detached garage and secure access gate directly onto Mercer Avenue.

#### General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band E

No upward chain

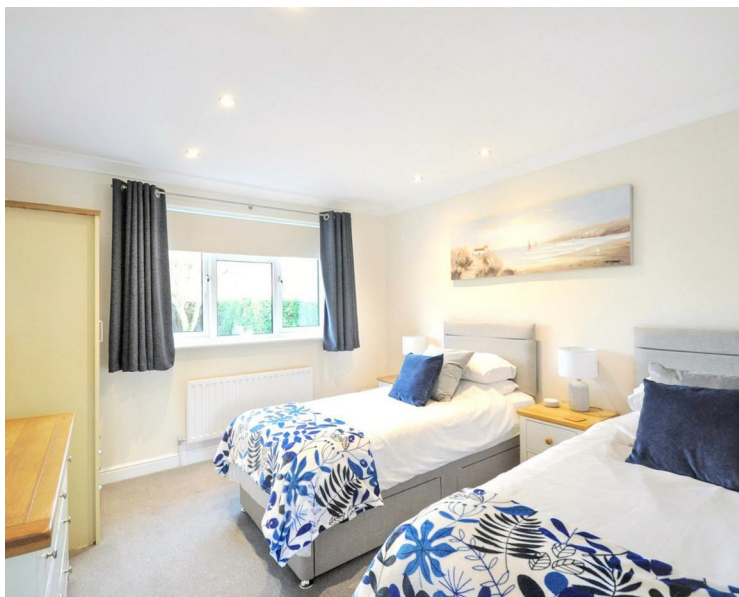
#### Services

Mains gas, electricity, water and drainage.

Gas central heating.

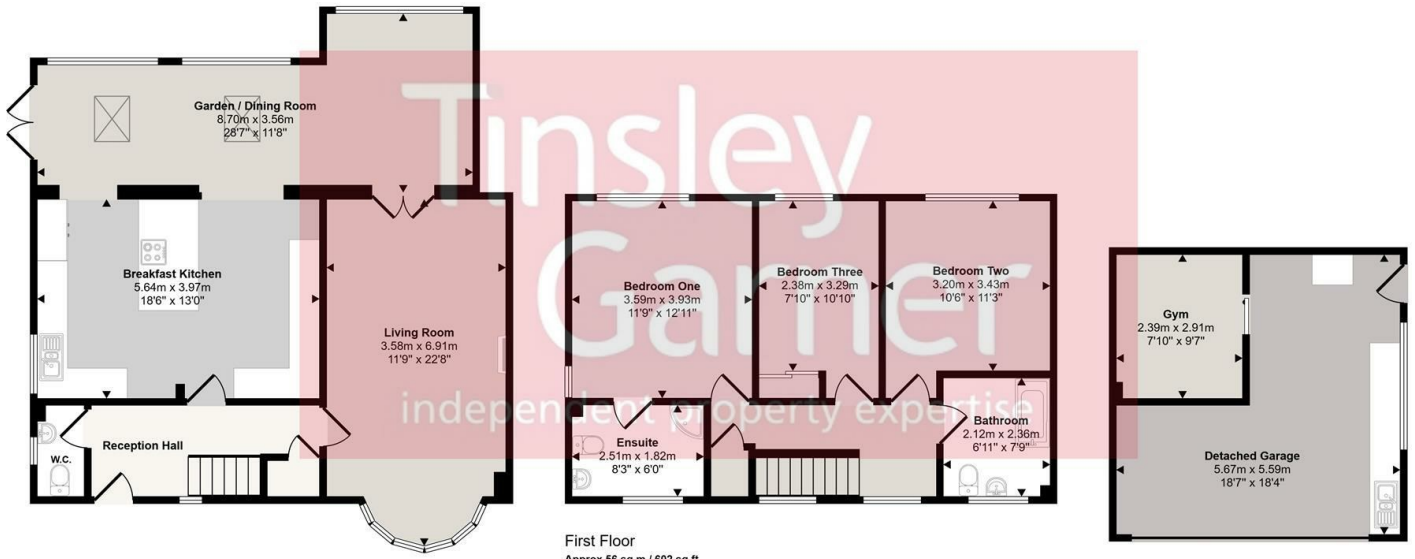
#### Viewings

Strictly by appointment via the agent.





Approx Gross Internal Area  
171 sq m / 1839 sq ft

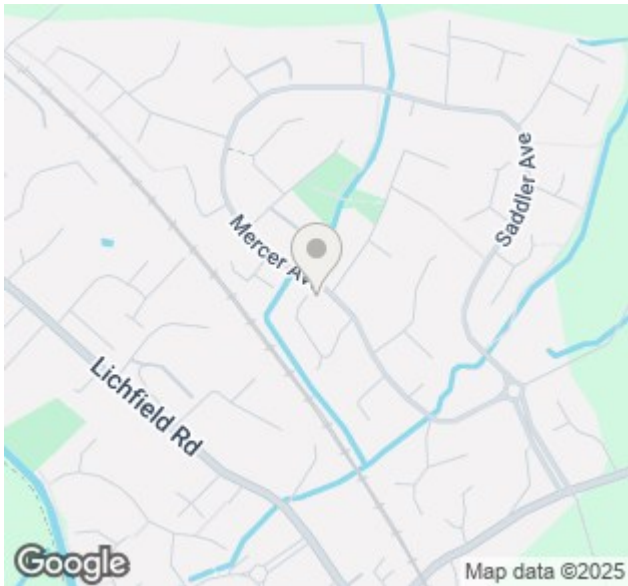


Ground Floor  
Approx 84 sq m / 899 sq ft

First Floor  
Approx 56 sq m / 602 sq ft

Garage / Gym  
Approx 31 sq m / 338 sq ft

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.



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		71	79
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		55	69
EU Directive 2002/91/EC			