

**Tinsley
Garner**
independent property expertise



12, Pembroke Drive, Stone, ST15 8XE



Asking Price £365,000

Upsize, downsize, or a sideways move – this versatile home covers all bases. Situated in one of the loveliest cul-de-sacs on Aston Lodge, the property enjoys a quiet position with a large garden adjoining the park to one side. This mature detached house offers generous living accommodation, including a conservatory extension, good-sized kitchen, three bedrooms, en-suite to the main bedroom, and a family bathroom. Outside, the property sits on a generous plot with a private rear garden, ample parking, and a large double garage. While the house has been well maintained, it also presents an excellent opportunity for new owners to place their own stamp on it. Perfectly located at the heart of this popular residential suburb on the southern outskirts of Stone, the property is within easy reach of Little Stoke Cricket Club, St Michael's School, and the town centre. Offered for sale with no upward chain.



01785 811 800

<https://www.tgprop.co.uk>



Porch

Entrsance Hall

Reception area with wooden front door and full height window, stairs to the first floor landing. Radiator.

Cloakroom & WC

Suite comprising; WC and hand basin. Radiator.

Lounge

Good size sitting room with bay window to the front of the house and opening through to the dining area. Period style fireplace with marble inset & hearth and living flame fire. Radiator.

Dining Room

Adjoins the lounge with sliding patio windows opening to the conservatory. Radiator.

Conservatory

A great addition to the living space, built on a brick base with upvc double glazed windows, French doors to the garden and wood effect flooring.

Kitchen

The kitchen features a range of wall & base cupboards with traditional style white cabinet doors and contrasting granite effect work surfaces with inset sink unit. Integrated electric ceramic hob with extractor fan and built-under electric oven. Plumbing for washing machine and space for a fridge. Part ceramic tiled walls and tiled floor. Rera facing window overlooking the garden and upvc part glazed side door.

Landing

Bedroom 1

Double bedroom with window to the front of the house and fitted wardrobes to one wall. Radiator.

En-Suite

Fitted with a white suite comprising; shower enclosure with glass screen and thermostatic shower, pedestal basin & WC. Part ceramic tile walls. Radiator.

Bedroom 2

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

Bedroom 3

Generous single bedroom with window to the rear of the house. Radiator.

Bathroom

White suite comprising; bath with glass shower screen and shower over, pedestal basin & WC. Ceramic wall tiling. Window to the rear of the house. Radiator.

Outside

The house occupies a lovely position on Pembroke Drive in mature gardens which adjoin a park area to one boundary. Good size plot with block paved frontage providing parking for several cars and the added bonus of a detached two car garage.

Enclosed garden to the rear, which is mainly lawn with established borders and enjoys a good degree of privacy from neighbouring houses.

Pembroke Drive is in our opinion one of the choice locations on Aston Lodge, a quiet suburban cul-de-sac featuring low density housing which holds appeal for a wide variety of buyers. Ideally located within walking distance of Little Stoke Cricket Club, local shops and St Michaels School and about 20 mins walk to Stone town centre via the Pingle Lane shortcut.

General Information

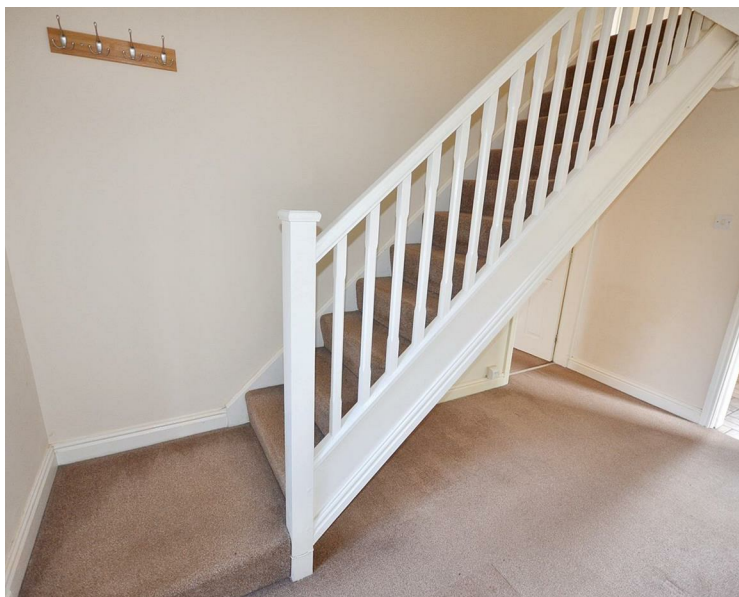
Services; Mains gas, water, electricity & drainage. Gas central heating.

Tenure; Freehold

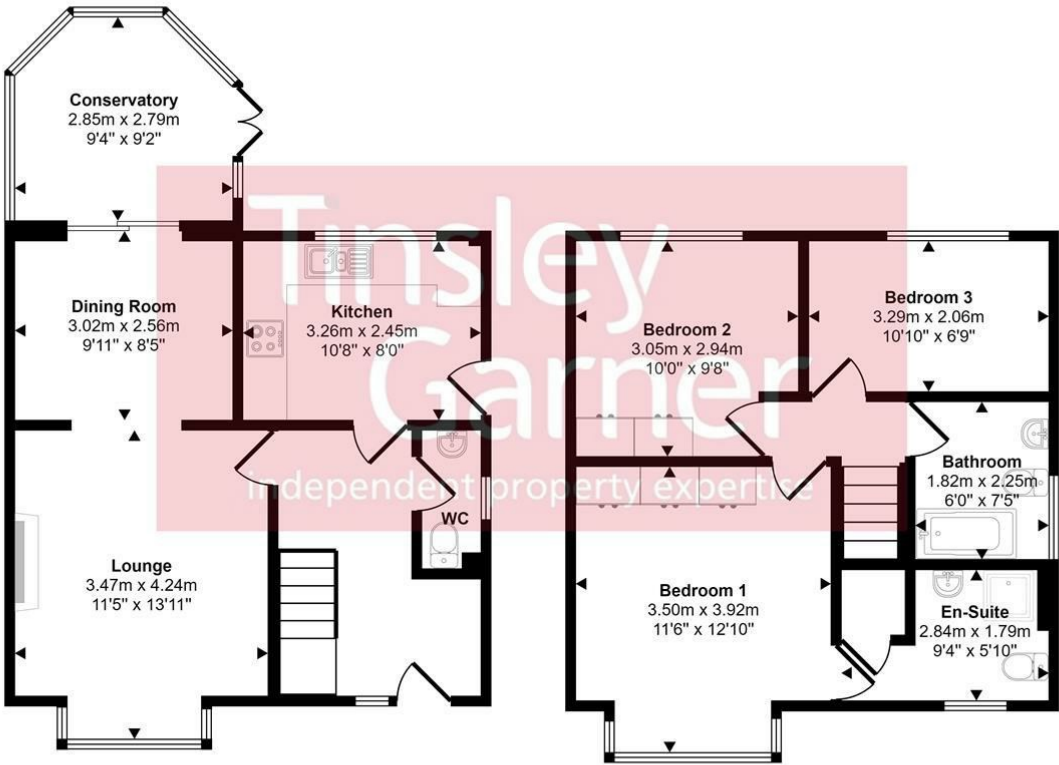
Council Tax Band D

Viewing by appointment

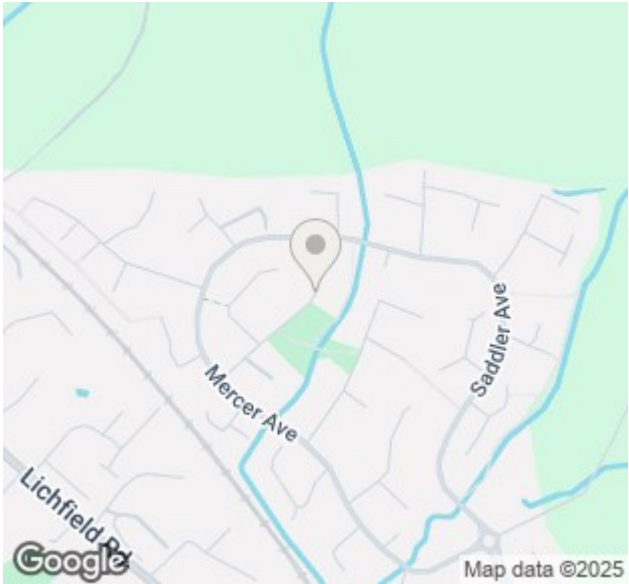
For sale by private treaty, subject to contract.
Vacant possession on completion.



Approx Gross Internal Area
92 sq m / 986 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		
	71	83
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		
	55	81
England & Wales		
EU Directive 2002/91/EC		