

**Tinsley
Garner**
independent property expertise



29, Kingsland Road, Stone, ST15 8FB



£450,000

An extensively upgraded family home tucked away in a cul-de-sac location on the edge of Aston Lodge Park. This is a lovely house which has been extended and re-modelled by its current owner to create a comfortable and spacious family home with some unique features. The house offers very spacious living accommodation with two reception rooms, fabulous garden room extension with bi-fold doors and wood burning stove and trendy modern kitchen, complemented upstairs by 4 bedrooms with re-modelled en-suite and family bathroom. Step outside and you will find a large sunny plot designed for maximum enjoyment and minimum maintenance and offering lots of space for outdoor living, featuring a newly constructed garden office / gym and outside store. Great location on the edge of this popular suburb, within easy reach of local schools and the town centre either on foot or by car.



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Entrance Hall

Welcoming reception area with composite front door and ceramic tile floor which extends through to the kitchen. Oak staircase with glass balustrade with clever built-in storage below. Contemporary style radiator.

Cloaks & WC

White suite comprising; WC and hand basin. Ceramic wall tiling to full height and heated towel radiator.

Lounge

The sitting room adjoins the kitchen and garden room, featuring a faux chimney breast with contemporary living flame fire and media wall with installation for wall mounted TV and sound bar. Built-in storage and shelving to the chimney alcoves. Contemporary style radiator.

Garden Room

A fabulous extension to the living space which features a contemporary wood burning stove, two lantern roof lights and bi-fold doors opening to the patio and garden. Contemporary style radiator.

Kitchen

A smart & stylish contemporary kitchen which features an extensive range of wall and base cupboards with grey matt handle-less cabinet doors and contrasting white quartz counter tops with under set sink unit and chrome mixer tap. Integrated appliances comprise; ceramic electric hob with extractor over, built-under electric oven, fully integrated dish washer, fridge, freezer, microwave and wine cooler. Window to the front of the house.

Family Room

Converted from the former garage and useful as either a family room or home office. Built-in storage and desk unit, wood effect ceramic tile floor. Window to the front of the house.

Landing

Linen cupboard. Access hatch to loft space and contemporary style radiator.

Main Bedroom

Double bedroom with built-in wardrobes to one wall. Rear facing window. Radiator.

En-Suite

Stylish modern suite featuring; walk-in shower with glass screen and thermostatic shower, vanity unit with glass sink and counter top, WC. Ceramic tile floor and wall tiling to full height. Heated towel radiator.

Bedroom 2

Double bedroom with built-in wardrobe, window to the front of the house

Bedroom 3

Window to the front of the house, contemporary style radiator.

Bedroom 4

Single bedroom with window to the rear of the house. Contemporary style radiator.

Bathroom

Stylish upgraded bathroom featuring a white suite comprising; p-shape shower bath with glass screen and thermostatic shower, vanity basin & WC. Ceramic wall tiling to full height and tiled floor. Heated towel radiator.

Outside

The house occupies a quiet position at the end of a small cul-de-sac off Kingsland Road. There is parking at the front for several cars. Fully enclosed rear garden which features a paved patio area with plenty of space for outdoor living and artificial lawn and corner walled patio which is ideal for soaking up the afternoon and evening sun.

Newly installed garden office with Gym /office and separate store.

General Information

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

Tenure; Freehold

Council Tax Band D

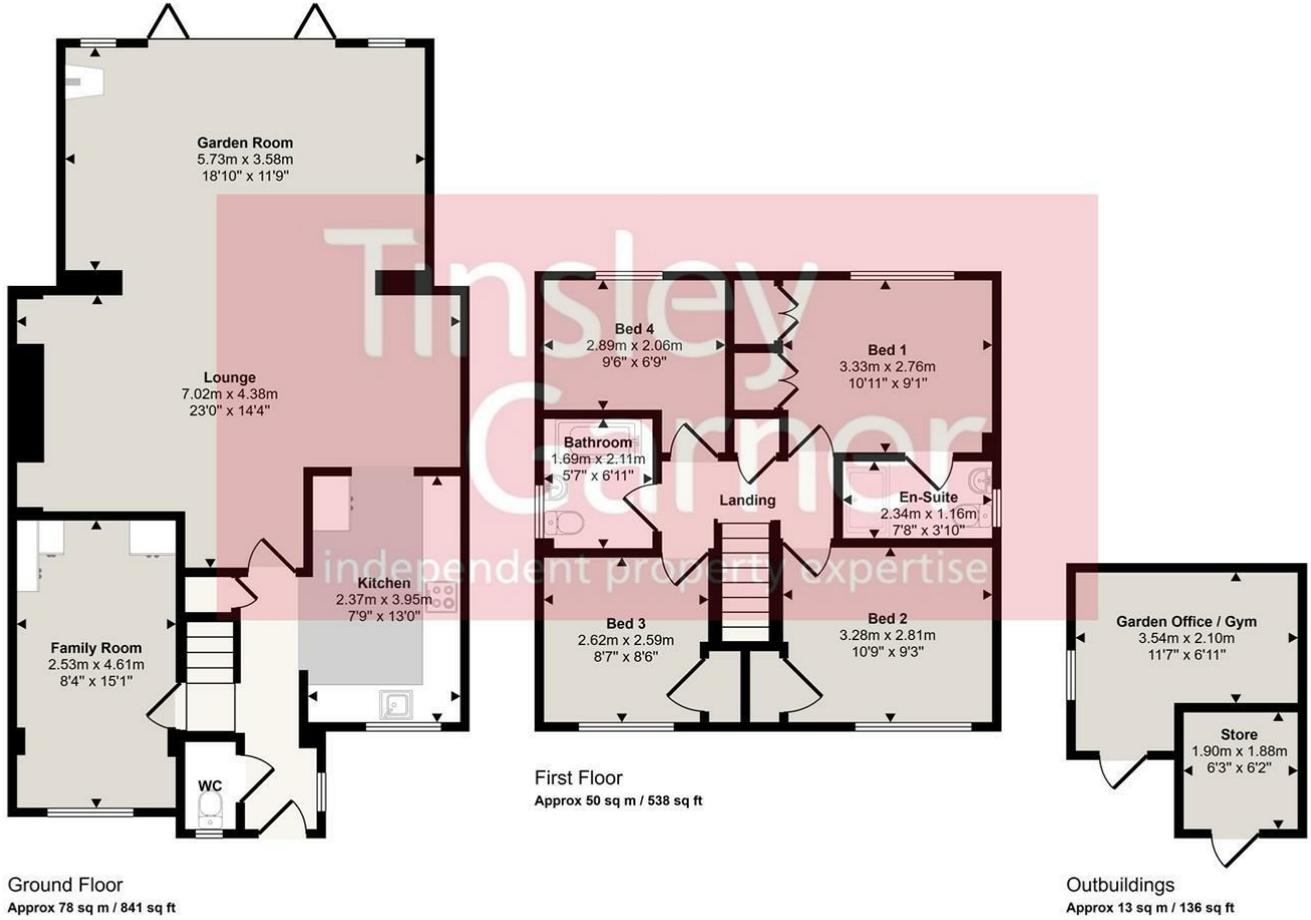
Viewing by appointment

For sale by private treaty, subject to contract.

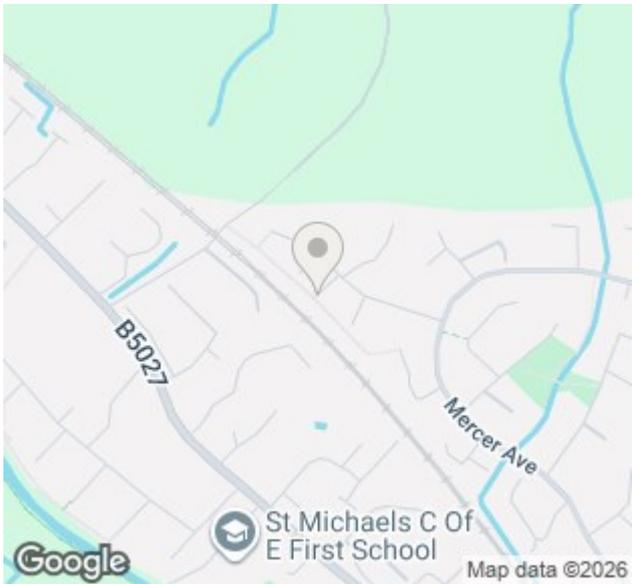
Vacant possession on completion.



Approx Gross Internal Area
141 sq m / 1515 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			
		76	81
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			
		69	69
England & Wales		EU Directive 2002/91/EC	