



41, Ernald Gardens, Stone, ST15 0AE



Offers In **£220,000**  
~~The Region~~

A deceptively spacious mature semi-detached bungalow in a popular location within strolling distance of local shops. Offering an attic conversion with stairwell and flexible accommodation comprising: entrance hall, living room, conservatory, kitchen, three bedrooms, wet room and a shower room. Also benefitting from uPVC double glazed windows and doors, gas combi central heating, a single garage accessed a lane to the rear, front and rear gardens. The property is set in a mature and quiet location on the outskirts of Stone within easy reach of the town centre and a host of local amenities.  
Early Viewing Essential - NO UPWARD CHAIN



01785 811 800

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



#### Entrance Hall

A Upvc part obscure double glazed front door with matching side window opens to the hallway. With cloaks cupboard, radiator, carpet, doorways to living room, snug/study, bedroom one, wet room and access to the attic conversion stairs.

#### Living Room

A spacious reception room offering ceiling coving, Adams style fire surround with tiled hearth and inset coal effect electric fire, uPVC double glazed sliding door to the conservatory, oak finish laminate flooring, TV connection and doorway to the kitchen.

#### Conservatory

A low wall and uPVC double glazed panel construction conservatory with French doors opening to the rear patio and garden. With wall light, power sockets and vinyl flooring.

#### Kitchen

Fitted with a range of oak door fronted wall and floor units, marble effect work surfaces with inset stainless steel sink and drainer with chrome mixer tap. Part tiled walls, uPVC double glazed external door opening to the side of the property and window overlooking the rear garden, planked oak effect vinyl flooring and wall mounted Baxi 600 gas combi central heating boiler.

Plumbing for a washing machine and space for additional appliances.

#### Bedroom One

With uPVC double glazed window to the front aspect, carpet and radiator.

#### Bedroom Three

With uPVC double glazed window to the front elevation, radiator and carpet.

#### Wet Room

Fitted with white suite comprising: wall mounted wash hand basin with chrome taps, WC, walk-in shower area with Mira electric shower system, rail and curtain. Fully tiled walls, uPVC obscure double glazed window to the side aspect, radiator and vinyl flooring.

#### First Floor

##### Stairs & Landing

Traditional spindle, newel post and banister stairs lead to the landing with carpet throughout, doorways to bedroom two and shower room.

#### Bedroom Two

A second double bedroom with two Velux skylight windows, radiator and carpet.

#### Shower Room

Fitted with a suite comprising; WC, pedestal wash hand basin with chrome taps, shower enclosure with curtain and electric shower system. Fully tiled walls, extractor fan and vinyl flooring.

#### Outside

##### Front

The front garden is low maintenance with a block paved and paved pathway, gravelled frontage with flowerbed and a very pleasant open outlook. There is side access to the rear garden via a wooden gate.

##### Rear

The rear garden offers blocked paved patio and pathways, part walled and part timber fence panelled boundaries, lawn and stocked flowerbed. Double wrought iron gates open to the rear access with parking before a single garage with ana electric roller shutter door.

#### General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

No upward chain

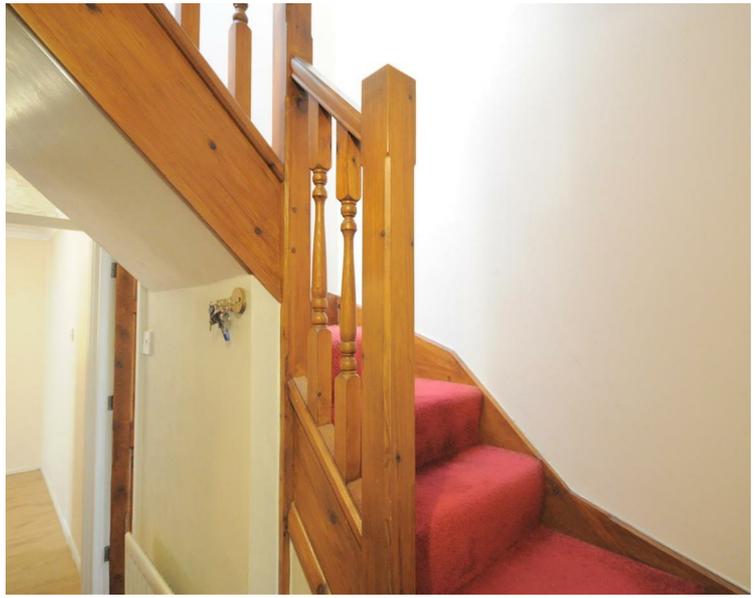
#### Services

Mains gas, water, electricity and drainage.

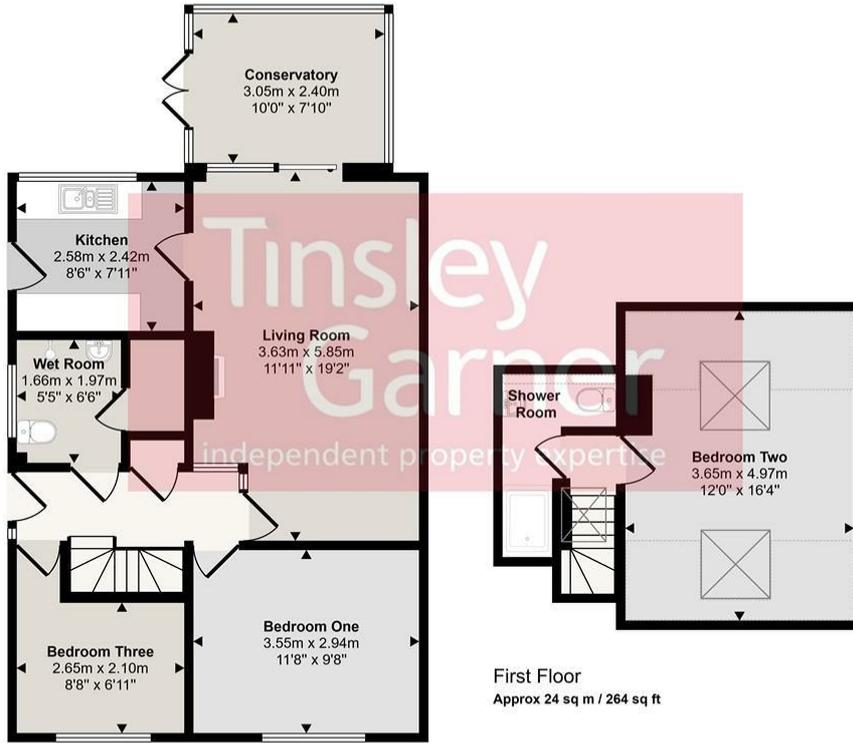
Gas combi central heating.

#### Viewings

Strictly by appointment via the agent



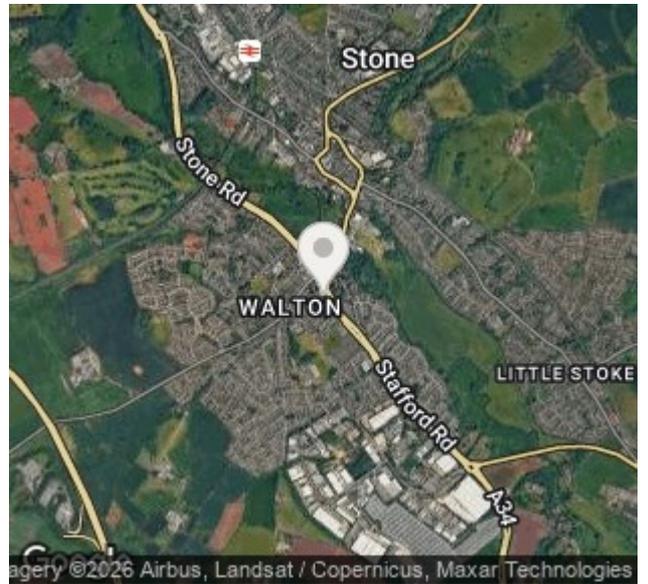
Approx Gross Internal Area  
89 sq m / 956 sq ft



Ground Floor  
Approx 64 sq m / 692 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.



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			
		74	81
<b>England &amp; Wales</b>	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			
		69	69
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		