



11, Kingsland Road, Stone, ST15 8FB



Asking Price £225,000

An excellent value for money 3 bed 2 bath family home in a popular residential cul-de-sac on the edge of the ever popular Aston Lodge suburb. This is a well maintained property which offers good size living space combined with well proportioned bedrooms, en-suite shower room and family bathroom, benefiting from upvc double glazed windows and gas central heating. Occupying a larger than average plot with pleasant sunny, south west facing gardens which enjoy a good degree of privacy and are designed for a minimum of maintenance with the added advantage of a hard standing area to the side. Conveniently situated in a cul-de-sac location on the northern side of this popular development, within easy reach of local schools and amenities and within walking distance of the town centre via Pingle Lane. No upward chain.





Entrance Hall

Reception area with upvc front door, turned staircase to the first floor landing. Radiator.

Cloakroom & WC

With suite comprising: WC and hand basin. Radiator.

Lounge

A spacious open plan lounge with window to the side of the house and patio windows to the rear opening to the gardens. Stone effect fireplace and hearth with electric fire, TV aerial connection. Radiator.

Dining Kitchen

A good size kitchen with space for a dining table. the kitchen is fitted with an extensive range of wall and base cupboards with modern wood effect cabinet doors and contrasting granite effect work surfaces with inset sink unit. Fitted appliances comprise: stainless steel gas hob with extractor over, built-under electric oven, integrated washer and fridge. Part ceramic tiled walls and tile effect floor. Radiator. Wall mounted Potterton gas fired central heating boiler (conventional - not combi) concealed in a wall cupboard. Window and door to the rear of the house.

Landing

With airing cupboard & access hatch to loft space.

Bedroom 1

Double bedroom with window to the rear of the house enjoying views across the rooftops of Stone. Radiator.

En-Suite Shower Room

Fitted with a white suite comprising: shower enclosure with glass screen and thermostatic shower, wall mounted basin and WC. Part ceramic tiled walls and tile effect flooring. Window to the side of the house. Radiator.

Bedroom 2

With fitted wardrobes to one wall. Rear facing window. Radiator.

Bedroom 3

Single bedroom with window to the front of the house. Fitted wardrobe. Radiator.

Bathroom

Fitted with a white suite comprising: bath, pedestal basin & WC. Part ceramic tiled walls. Window to the front of the house. Radiator.

Outside

The house occupies a corner plot with gardens to the front, and rear and has a hard standing area to the side, with space for a shed, but could possibly be utilised as additional parking. The gardens are mainly hard landscaped for ease of maintenance and enjoy a good degree of privacy for a house in this location. Driveway parking with space for one car and integral single garage with electrically operated roller shutter door.

General Information

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

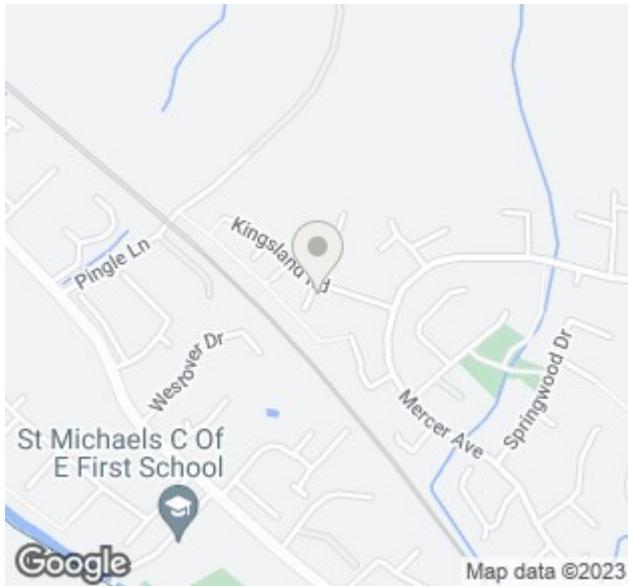
Council Tax band C

Tenure: Freehold

Viewing by appointment

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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		