



15, Kingsland Close, Stone, ST15 8FF



Asking Price £225,000

A lovely semi-detached family home tucked away in a prime quiet cul-de-sac location within the much sought after Aston Lodge development. Approached via a private driveway providing off road parking for two cars before a single garage, and offering accommodation comprising: entrance hallway, guest cloakroom, spacious living room, kitchen diner, three bedrooms, and a family bathroom. The property also benefitting from Upvc double glazed windows and doors throughout, gas central heating, and a mature enclosed private rear garden. A super house in a great location within easy reach of local schools, Aston Marina, Stone town centre and commuter routes.

Viewing Highly Recommended.





### Entrance Hall

A Upvc part obscure double glazed front door opens to the hallway. With recessed ceiling lights, radiator, wood effect laminate flooring, doorways to the guest cloakroom and living room, access to the first floor stairs.

### Guest Cloakroom

Fitted with a suite comprising: WC and wall mounted wash hand basin with tiled splash-back and chrome taps. Recessed ceiling lights, wood effect laminate flooring, Upvc obscure double glazed window to the front aspect, and radiator.

### Living Room

A spacious reception room offering a Upvc double glazed window to the front elevation, feature mock panelling to one wall, radiator, wood effect laminate flooring, TV and BT Open Reach connections, doorway to the kitchen diner.

### Kitchen Diner

Fitted with a range of wall and floor units, oak effect work surfaces, tiled splash-backs, inset stainless steel sink and drainer with chrome mixer tap. Upvc double glazed window overlooking the rear garden, tiled floor, radiator, and Upvc double glazed French doors opening to the rear patio.

Appliances including: stainless steel gas hob with stainless steel extractor fan and light above, integral electric oven. With plumbing for both a washing machine and dishwasher, space for a freestanding upright fridge freezer.

### First Floor

#### Stairs & Landing

With galleried landing, exposed floorboards, Upvc double glazed window to the side aspect, and loft access. The loft has a light and is partially boarded for storage purposes.

#### Bedroom One

Offering a Upvc double glazed window to the rear of the property, built-in double wardrobe, carpet, and radiator

#### Bedroom Two

With built-in wardrobe, Upvc double glazed window to the front aspect, radiator, and carpet.

#### Bedroom Three

Presently used as a study, with Upvc double glazed window overlooking the rear garden, radiator, and exposed floorboards.

#### Family Bathroom

Fitted with a suite comprising: standard bath, panel and shower screen, with chrome mixer tap and mains thermostatic shower system above, pedestal wash hand basin with chrome mixer tap, inset low level push button WC. Recessed ceiling lights, part tiled walls, extractor fan, chrome towel radiator, Upvc obscure double glazed window to the front aspect, and vinyl flooring.

### Outside

The property is approached via a tarmac driveway providing off road parking for two vehicles before a single garage. The garage has a steel up and over door, rear access door, power and lighting.

#### Front

With paved steps and coach light before the front door, lawn, mature trees, stocked and gravelled borders. There is side access to the rear garden via a wrought iron gate and pathway.

#### Rear

The enclosed rear garden offers a paved patio, lawn, stocked flower beds and borders, timber fence panelling, external water connection, and small shed.

#### General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band C

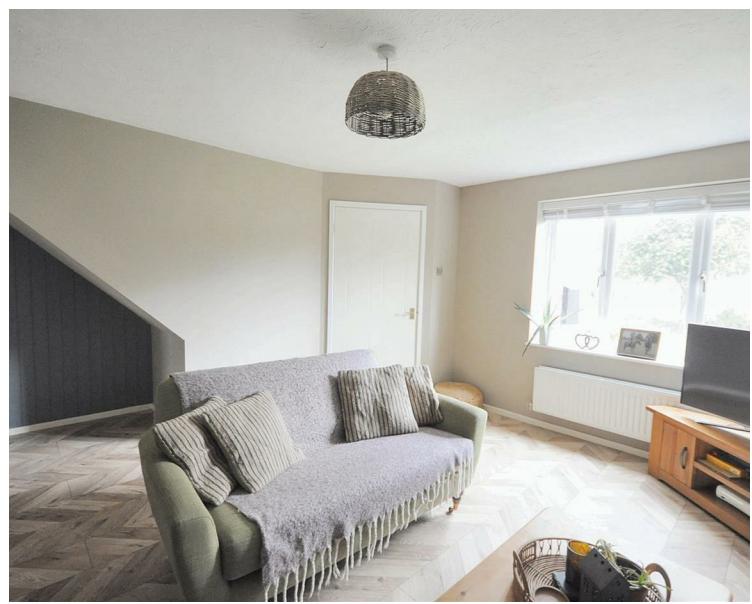
#### Services

Mains gas, water, electricity and drainage.

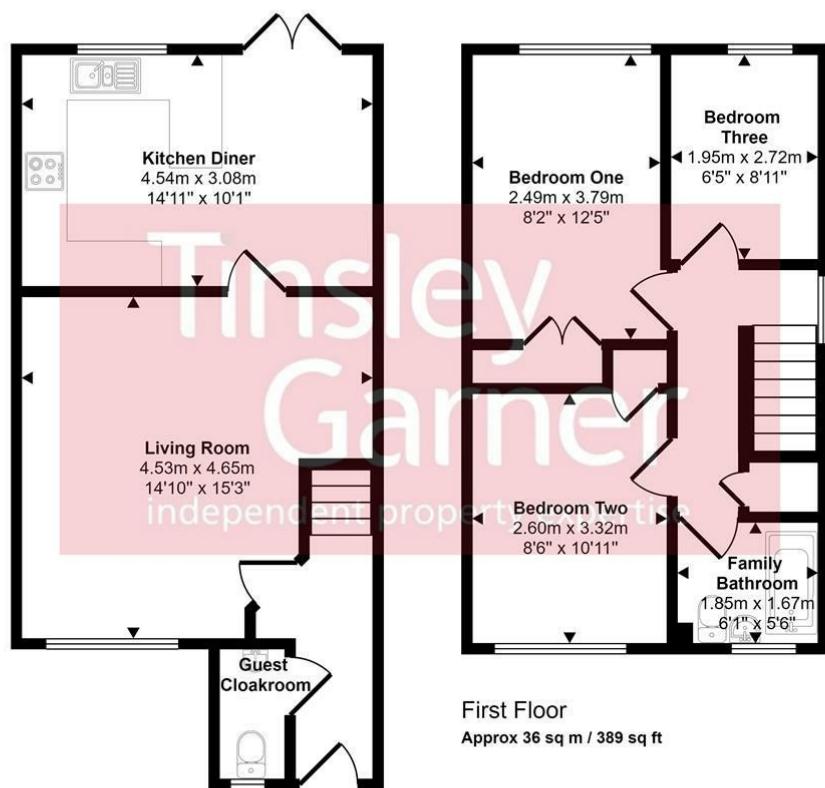
Gas central heating.

#### Viewings

Strictly by appointment via the agent.



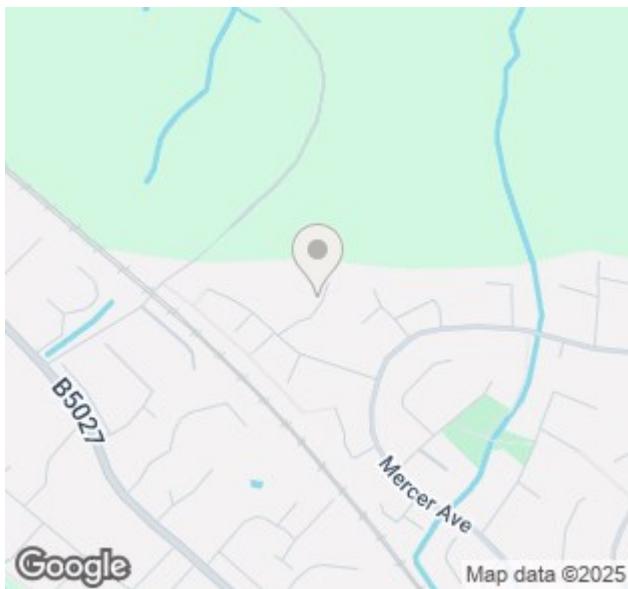
Approx Gross Internal Area  
76 sq m / 815 sq ft



#### Ground Floor

Approx 40 sq m / 426 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		89
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		