



AUSTIN & ROE  
INDEPENDENT ESTATE AGENTS

3 BEDROOM SEMI-DETACHED FOR SALE - £230,000

BLUNDELL DRIVE, STONE, STAFFORDSHIRE, ST15 0FG



## KEY FEATURES

- THREE BEDROOM SEMI DETACHED HOUSE • MASTER BEDROOM WITH EN-SUITE • BEAUTIFULLY PRESENTED • CONTEMPORARY KITCHEN DINER • OFF ROAD PARKING • FULLY ENCLOSED REAR GARDEN • WALKING DISTANCE TO TOWN CENTRE • GREAT COMMUTER LINKS

## DESCRIPTION

Austin & Roe has great pleasure in offering For Sale this beautifully presented Three Bedroom, Two Bathroom Semi Detached Property with off road parking on a popular newly built residential development within close proximity of Stone town centre, with easy reach of local schools, amenities, railway station and commuting links.

The Property Comprises and Entrance Hallway, Living Room, Kitchen Diner and Guest Cloakroom on the Ground Floor; on the First Floor is the Landing, Master Bedroom with En-Suite, two further Bedrooms and Family Bathroom. The property benefits from Gas Central Heating and Double Glazing.

To the front of the Property is a small gravelled garden and paved path leading to the Entrance along with two allocated parking spaces. To the Rear of the Property is a fully enclosed garden, laid to lawn with a paved patio area for alfresco dining and entertaining and a useful garden shed.

Council Band C  
Mains Gas & Electric  
Mains Water, Drains and Sewerage.  
Broadband FTTC  
Mobile coverage  
Low Risk of Flooding  
Viewing is highly recommended

You can view the virtual tour of this lovely modern property on our website, Rightmove or the internet by typing the following link into your subject bar:

<https://my.360picture.uk/asset/25-blundell-drive>

## LOCATION

Leave Stone on Christchurch Way, bearing right on to Stafford Street and continue on to Stafford Road. At the Walton roundabout take the first exit on to the A34 Fillybrooks, continue to the roundabout, taking a U turn back to the A34 Fillybrooks, after around half a mile turn left on to Blundell Drive, bearing left the property is on your left.

## GROUND FLOOR

**Entrance Hallway - 6' 6" x 6' 6" (2m x 2m)** The property is entered via a dark green composite glazed door with open storm canopy above into the Entrance Hall with neutral décor, a white ceiling with central pendant light fitting, a wall mounted central heating radiator and stone effect ceramic tiled floor.

A door opens in to the Living Room, and stairs rise to the floor above.

**Living Room - 13' 5" x 12' 1" (4.1m x 3.7m)** The cosy Living Room has neutral décor, a white ceiling with central light fitting, a double glazed window to the front aspect with a wall mounted central heating radiator below, and neutral fitted carpet. A glazed door leads to the Kitchen Diner.

**Kitchen Diner - 15' 4" x 9' 2" (4.7m x 2.8m)** The contemporary Kitchen has neutral walls with a feature wooden strip wall in the dining area, a white ceiling with two pendant lights, double glazed French doors with glazed side panels in to the Garden and stone effect ceramic tiled floor. Doors open in to the Guest Cloakroom and Store.

There is a selection of cream shaker style wall and base units with wood block effect fitted counter tops inset with a stainless steel sink, drainer and chrome mixer tap, a gas hob with stainless steel splash back and integrated extractor cooker hood above, a built in electric



oven and integrated fridge freezer.

**Guest Cloakroom - 6' 2" x 3' 3" (1.9m x 1m)** The Guest Cloakroom has neutral décor, a white ceiling with central light fitting, a wall mounted central heating radiator and stone effect ceramic tiled flooring. The white sanitary ware comprises a pedestal wash hand basin with chrome taps and tiled splashback, and a low level close coupled WC with push button flush.

## FIRST FLOOR

**Stairs and Landing - 7' 2" x 6' 2" (2.2m x 1.9m)** The Stairs rise with a quarter turn to the first floor Landing, with neutral décor, a white painted balustrade and handrail and neutral fitted carpet. The Landing has a white ceiling with central pendant light fitting, a ceiling hatch to the roof space above and a wall mounted central heating radiator.

**Master Bedroom - 7' 10" x 9' 6" (2.4m x 2.9m)** The Master Bedroom has neutral décor, a white ceiling with a central pendant light fitting, a double glazed window to the front aspect and a wall mounted central heating radiator below and neutral fitted carpets. There is a double door fitted wardrobe and a door opening in to the En-Suite.

**En-Suite - 5' 10" x 5' 6" (1.8m x 1.7m)** The light and bright En-Suite Shower Room has neutral décor with half height stone effect wall tiling, full height in the showering area, a white ceiling with central light fitting and extractor fan, an obscured glass double glazed window to the front aspect, a wall mounted central heating radiator and a stone effect ceramic tiled floor. The white bathroom suite consists of a pedestal wash hand basin with chrome taps and vanity unit below, a glazed corner shower enclosure with chrome fittings and electric shower, and a close coupled WC with push button flush.

**Bedroom 2 - 10' 9" x 8' 6" (3.3m x 2.6m)** Bedroom 2 has neutral décor, a white ceiling with a central pendant light fitting, a double glazed window to the rear aspect and a wall mounted central heating radiator below and neutral fitted carpets.

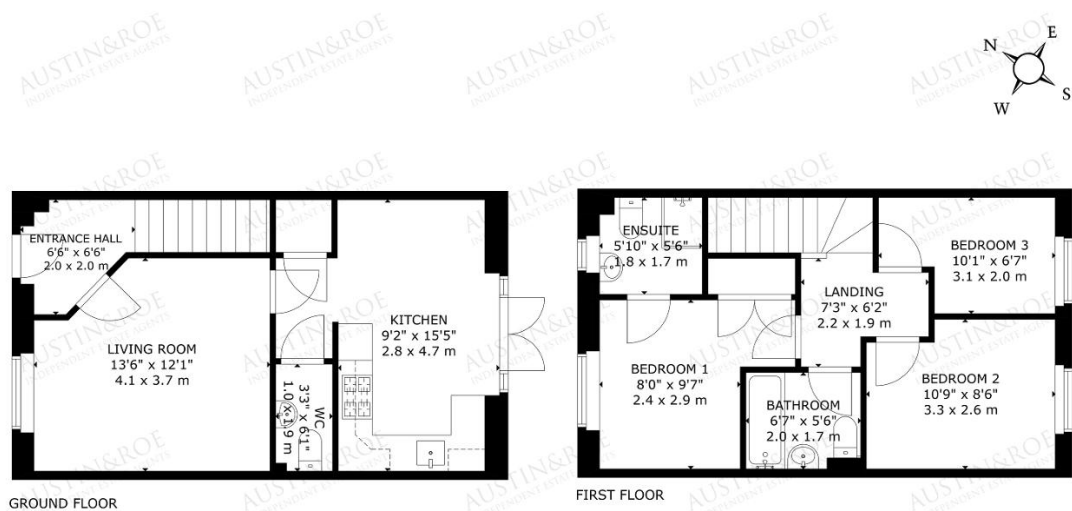
**Bedroom 3 - 10' 2" x 6' 6" (3.1m x 2m)** Bedroom 3 has two tone neutral décor split at mid height, a white ceiling with a central pendant light fitting, a double glazed window to the rear aspect and a wall mounted central heating radiator below and neutral fitted carpets.

**Family Bathroom - 6' 6" x 5' 6" (2m x 1.7m)** The Family Bathroom has neutral décor with half height feature woven effect wall tiled to one wall, full height in the bathing area, a white ceiling with central light fitting and extractor fan, a wall mounted central heating radiator and stone effect ceramic tiled flooring. The white bathroom suite consists of a panel bath with chrome taps and chrome shower above, a pedestal wash hand basin with chrome taps, and a close coupled WC with push button flush.

## EXTERIOR

**Outside Spaces** - To the front of the Property is a small gravelled garden and paved path leading to the Entrance along with two allocated parking spaces. To the Rear of the Property is a fully enclosed garden, laid to lawn with a paved patio area for alfresco dining and entertaining and a useful garden shed.





GROSS INTERNAL AREA  
TOTAL: 76 m<sup>2</sup>/818 sq.ft.  
MAIN FLOOR: 38 m<sup>2</sup>/408 sq.ft. FIRST FLOOR: 38 m<sup>2</sup>/410 sq.ft.  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



ENERGY EFFICIENCY

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		