



## 31 Lakes Edge

Stone, ST15 OBF

£450,000

Tinsley  
Garner

independent property expertise



Seeing is believing! Before you buy a house in the area you really should take a look at this remarkably spacious family home located on a small private development in a rural setting a little over a mile from Stone town centre. This is a beautifully built house finished to a high specification with quality fixtures and fittings throughout, offering capacious accommodation with all the necessary accoutrements for family living, with well proportioned living space complemented by four spacious bedrooms and two luxurious bathrooms. Moving to the outside, the house enjoys a landscaped south facing rear garden with plenty of space for outdoor living and farmland to the rear, parking for 3/4 cars and a large garage / workshop. Great location at arms length from the hustle & bustle of suburbia and yet just a stone's throw from all the amenities that the town has to offer. Viewing essential.

# 31 Lakes Edge

Stone, ST15 OBF

## Covered Porch

### Entrance Hall

A bright and spacious reception area featuring a gleaming solid oak floor, oak turned staircase to the first floor landing with glass balustrade, half glazed composite front door. Large cloaks cupboard and cubby below stairs. Radiator.

### Cloakroom & WC

Featuring a white contemporary style suite with wash basin in vanity cupboard & WC. Oak floor matching the hallway. Radiator.

### Lounge 5.59 x 4.20m (18'4" x 13'9")

A super living room which has a solid oak floor matching the hallway, window to the front of the house, TV aerial & satellite connection. Inset low energy lighting. Radiator.

### Kitchen / Dining / Family Room 6.97 x 6.48m (22'10" x 21'3")

The house that every family home needs; the perfect space for living, dining & entertaining!. The kitchen area features an extensive range of wall & base cupboards with matt contemporary style handle-less cabinet doors complemented by a matching Corian work surface with under set sink and chrome pillar tap. Full range of integrated appliances comprising:

Siemens ceramic induction hob with retractable CDA extractor, eye level Siemens double oven, full integrated dish waster, refrigerator, freezer and coffee

### Dining / Sitting Area

Semi open-plan to the kitchen with space for a family size table and sitting area with 'Panoramic' bi-fold doors opening to the patio area. The doors have integrated venetian blinds The dining & sitting area has oak flooring and the kitchen area is ceramic tiled.

### Utility Room

A large utility room which adjoins the kitchen and has doors to the garage and to the rear patio. Fitted base cupboards & broom cupboard with work surface and sink unit. Plumbing for washing machine and space for a dryer. Ceramic tiled floor. Radiator.

### Stairs & Landing

Oak staircase with glass balustrade leading to a spacious landing with window to the side of the house and airing cupboard. Radiator.

### Main Bedroom 6.12 x 4.19m (20'1" x 13'9")

A large master bedroom which had a window to the front of the house, installation for wall mounted TV. Radiator.



### En-Suite Shower Room

Fitted with a luxurious Roca suite featuring a large walk-in shower enclosure with glass screen and thermostatic rain shower, wall hung vanity unit with single basin and WC. Ceramic tiled walls and floor tiling, inset low energy lighting and chrome heated towel radiator. Window to the side of the house.

**Bedroom 2** 4.57 x 4.19m (15'0" x 13'9")  
Double bedroom with window to the rear enjoying lovely views over the gardens & countryside. Radiator.

**Bedroom 4** 3.91 x 2.64m (12'10" x 8'8")  
Window to the rear of the house with lovely open views. Fitted desk unit and storage (these can easily be removed) fitted wardrobe with sliding doors.

### Family Bathroom

A luxurious family bathroom which features a white 'Roca' suite with bath, shower enclosure with glass screen and thermostatic rain shower, wall hung wash basin in vanity cupboard and WC. Ceramic wall tiling to full height and tiled floor, inset low energy lighting & chrome heated towel radiator.

### Stairs & Landing

Oak staircase with glass balustrade leading to a landing area. Door giving access to a huge eaves storage space.

**Bedroom 3** 5.91 x 4.99m (19'5" x 16'4")  
A huge attic bedroom which has fitted furniture to one wall with contemporary

style sliding wood effect doors, Three skylight windows to the rear, inset low energy lighting. Radiator.

### Outside

The house occupies a lovely plot with south facing rear garden enjoying open views farmland. The garden is beautifully landscaped featuring a lawn area and lots of space for outdoor living with two stone flagged patio areas; one to the rear of the house and one at the bottom of the garden taking advantage of sun throughout the day. Slate chipping path with central water feature.

**Garage and Parking** 7.14 x 3.19m (23'5" x 10'6")

The house has a large block paved driveway with space to comfortably accommodate 3 / 4 cars. Attached garage / workshop of generous proportions measuring 7.14 x 3.19m (23'5" x 10'6"), with automatic up and over door, light and power.

### General Information

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

Council Tax Band F

Service Charge: There is a service charge for maintenance of common area, currently £29 per month

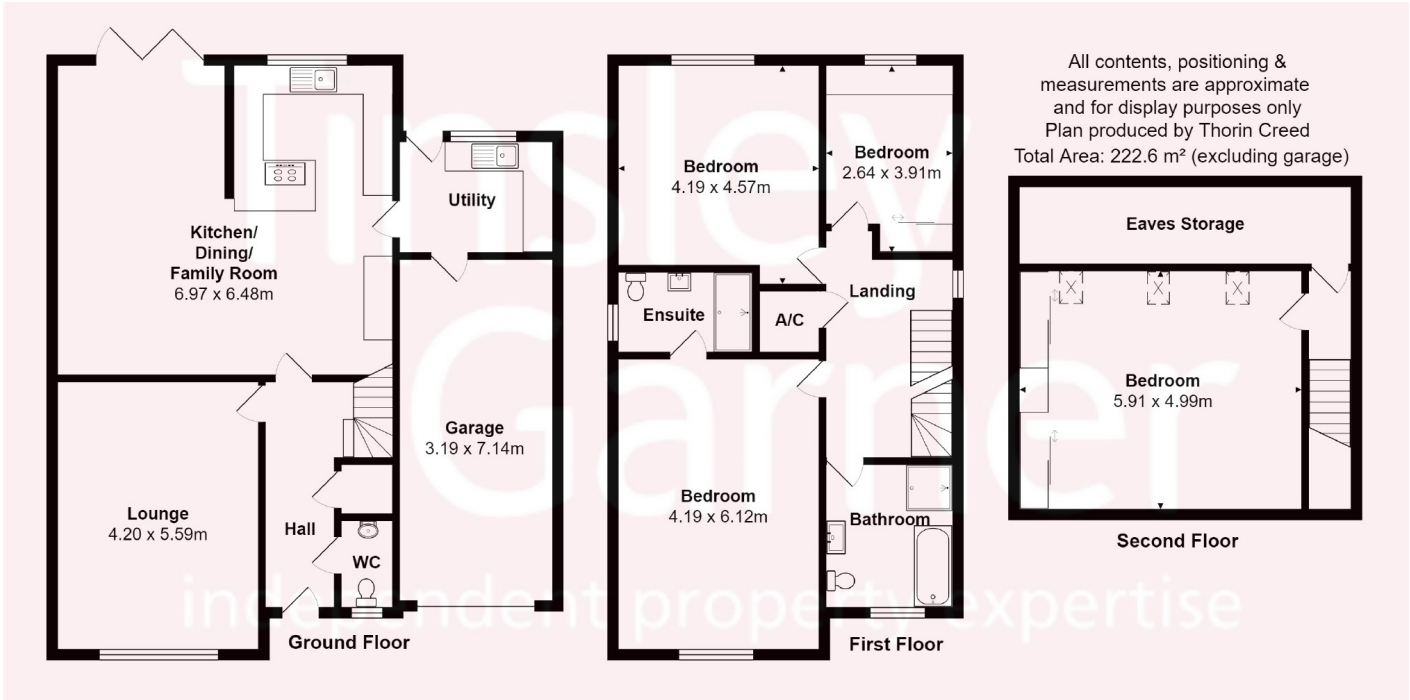
Viewing by appointment

For sale by private treaty, subject to contract.

Vacant possession on completion.







# Energy Performance Certificate



31, Lakesedge, Eccleshall Road, STONE, ST15 0BF

**Dwelling type:** Detached house **Reference number:** 8016-7238-3640-3245-6922  
**Date of assessment:** 25 August 2016 **Type of assessment:** SAP, new dwelling  
**Date of certificate:** 25 August 2016 **Total floor area:** 172 m<sup>2</sup>

## Use this document to:

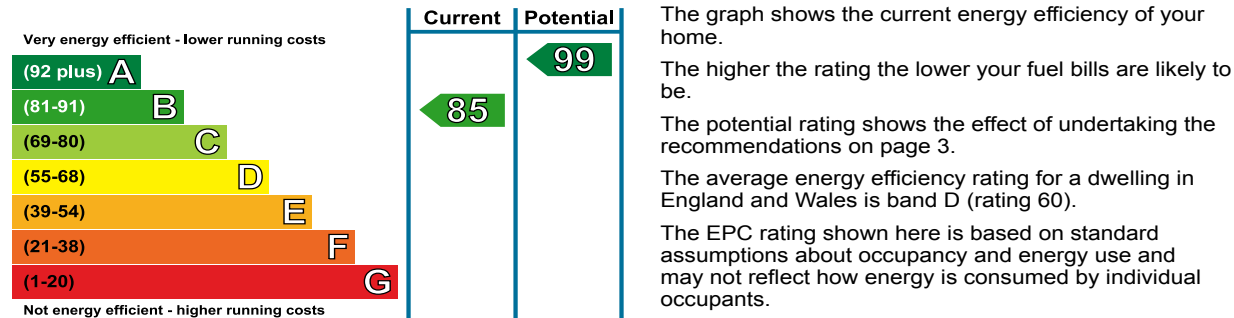
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,860</b>
<b>Over 3 years you could save</b>	<b>£ 144</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 285 over 3 years	£ 285 over 3 years	
Heating	£ 1,236 over 3 years	£ 1,242 over 3 years	
Hot Water	£ 339 over 3 years	£ 189 over 3 years	
<b>Totals</b>	<b>£ 1,860</b>	<b>£ 1,716</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

## Energy Efficiency Rating



## Actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 144
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 0
3 Wind turbine	£15,000 - £25,000	£ 1,656