



A tastefully presented link detached house with two reception rooms, an attractive garden and an spacious driveway that extends to a side carport and garage.

£249,950



This well-appointed property has a range of oak contemporary style doors throughout.

Entrance door opens into the reception hall with stairs rising to the first-floor landing, and access to the guest WC fitted with a two-piece suite.

The front facing lounge has a box bay window and attractive marble fireplace housing a gas coal effect fire. Part glazed oak doors open into the separate dining room that has a wood strip floor, patio sliding doors to the delightful terrace and garden together with a useful under stairs cupboard.

The well-appointed kitchen has a range of painted units with oak work surfaces, a stainless steel sink and drainer, integrated hob, oven and grill, tiled splash backs and tiled floor.

On the first floor there are four bedrooms served by a superb contemporary bathroom fitted with a white suite comprising P-shaped bath with electric shower and screen above, wash basin and WC set into an extensive range of integrated units, towel radiator, tiled walls and contrasting tiled floor.

## Outside

The property stands back from the road beyond a block paved drive which extends through wrought iron gates to the side where there is a further parking area, carport and garage.

To the rear the garden has an ornamental chipped area, pathway and lawn with a further paved sun terrace enjoying attractive borders and laurel hedge.

Stone is a very popular canal town being well situated for commuters due to its easy access to the A51, A518 and M6.

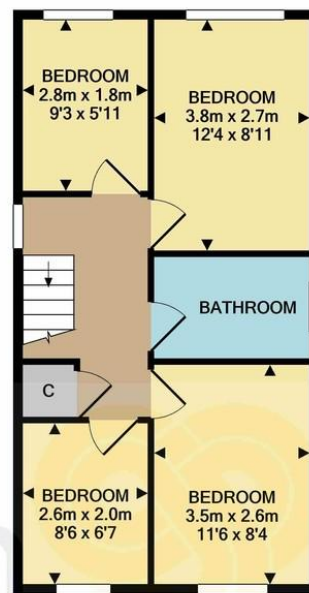
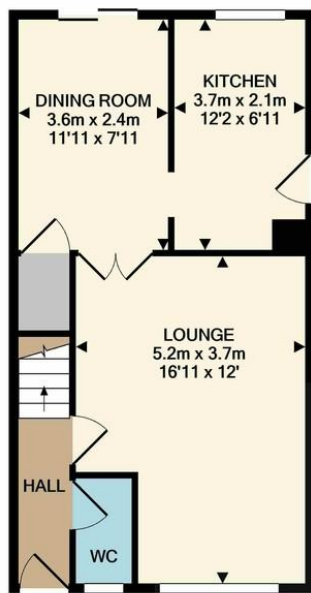
**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

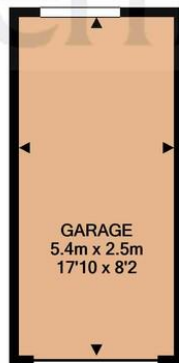
**Useful Websites:** [www.environment-agency.co.uk](http://www.environment-agency.co.uk)  
[www.staffordbc.gov.uk](http://www.staffordbc.gov.uk)

**Our Ref:** JGA/09092020

**Local Authority/Tax Band:** Stafford Borough Council / Tax Band C



1ST FLOOR




GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		69
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



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**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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