



8, Trinity Drive, Stone, ST15 8ET



**£450,000**

An immaculately presented detached family home located within a much sought after small development in Stone. The property has been upgraded by the current owners and offers spacious accommodation including; reception hall, living room, gym, guest cloakroom and superb kitchen diner with integral appliances. To the first floor there are four bedrooms, ensuite shower room to the main bedroom, and a family bathroom. The property is approached via a tarmac driveway providing off road parking for two cars. Also benefiting from an enclosed private rear garden, double glazing, gas central heating and approved planning dated July 2025 for a single storey side & rear extension (Stafford Borough Council Ref. 25/40432/HOU)

All of this conveniently located within easy reach of commuter routes and within strolling distance of Stone town centre, the railways station and local schools.

Early Viewing Essential.



01785 811 800

<https://www.tgprop.co.uk>



### Reception Hall

A wooden part obscure double glazed front door opens to the hallway. With ceiling coving, wood finish Kardean flooring, under stairs storage cupboard, radiator, central heating thermostat, doorways to the living room, kitchen diner, gym, guest cloakroom and access to the first floor stairs.

### Living Room

A cosy reception room offering an Adams style fire surround with granite hearth and inset mock cast iron fireplace with inset electric fire. Ceiling coving, uPVC double glazed bay window to the front elevation, two radiators, wood finish Karndean flooring and TV connection.

### Kitchen Diner

A fabulous modern open plan kitchen diner fitted with a range of charcoal finish wall, floor and island units with additional storage units, under wall unit lighting, quartz work surfaces and breakfast bar with matching upstands and an underset 1½ bowl sink and drainer with mixer tap. Aluminium powder coated bi-fold doors opening to the rear patio and garden, uPVC double glazed rear aspect bay window, recessed and pendant ceiling lights, two radiators and wood finish uniclic flooring.

Appliances including: integral electric oven, combi oven/microwave, induction hob with extractor fan & light above, integral dishwasher, washing machine and tumble dryer. Space for a freestanding American style fridge freezer.

### Gym

With uPVC double glazed window to the front aspect, ceiling coving and wood finish uniclic flooring.

### Guest Cloakroom

Fitted with a white suite comprising: low level push button WC and wall mounted wash hand basin with travertine stone splash-back and chrome mixer tap. Radiator, extractor fan and wood finish laminate flooring.

### First Floor

#### Stairs & Landing

Traditional white painted spindle, newel post, and banister stairs lead to the galleried landing. With recessed ceiling lights, carpet, loft access and airing cupboard housing the hot water cylinder. The loft has a drop down ladder, light and is boarded for storage purposes.

#### Bedroom One

Offering a uPVC double glazed window to the front of the property, ceiling coving, radiator, wood finish uniclic flooring and doorway to the ensuite shower room.

#### Ensuite Shower Room

Fitted with a white suite comprising; low level push button WC,

vanity wash hand basin with storage unit, tiled splash-back and chrome mixer tap, fully tiled shower enclosure with Aqualisa electric shower system. Recessed ceiling lights, uPVC obscure double glazed window to the front aspect, radiator, extractor fan and wood finish uniclic flooring.

#### Bedroom Two

With uPVC double glazed window to the front of the property, ceiling coving, radiator and wood finish uniclic flooring.

#### Bedroom Three

With uPVC double glazed window overlooking the rear garden, ceiling coving, radiator and wood finish uniclic flooring.

#### Bedroom Four

Presently used as a study, with ceiling coving, uPVC double glazed window to the rear aspect, radiator and carpet.

#### Bathroom

Fitted with a white suite comprising; standard bath, panel and shower screen with mixer tap and mains fed thermostatic power shower system above, inset low level push button WC, vanity wash hand basin with storage unit and mixer tap. Recessed ceiling lights, porcelain tiled walls and floor, towel radiator and uPVC obscure double glazed window to the rear aspect.

#### Outside

The property is approached via a tarmac driveway providing an EV charging point and off road parking for two cars.

#### Front

The front garden offers a paved pathway leading to an open pitched roof porch before the front door. With mature hedgerows, lawn, flowerbed and side access to the rear garden via a wooden gate.

#### Rear

The delightful enclosed rear garden offers a paved patio and pathway, lawn, mature hedgerow and trees, stocked flowerbeds and timber fence panelling.

#### General Information

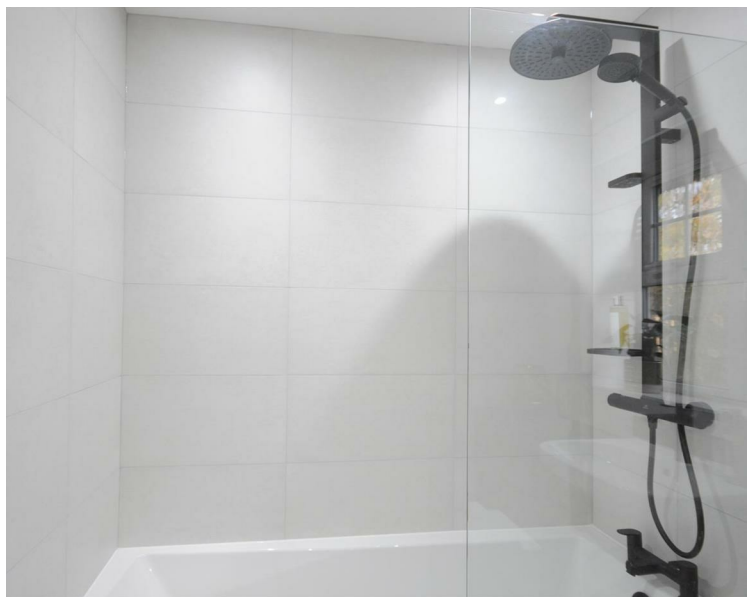
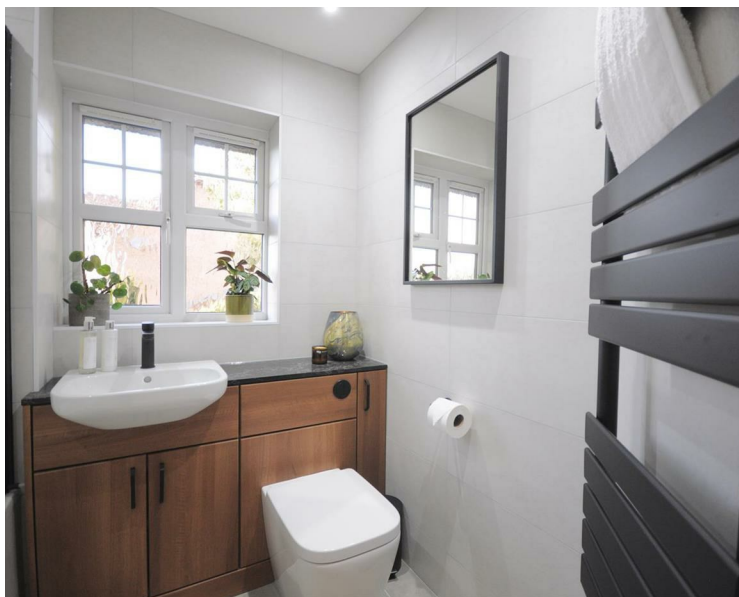
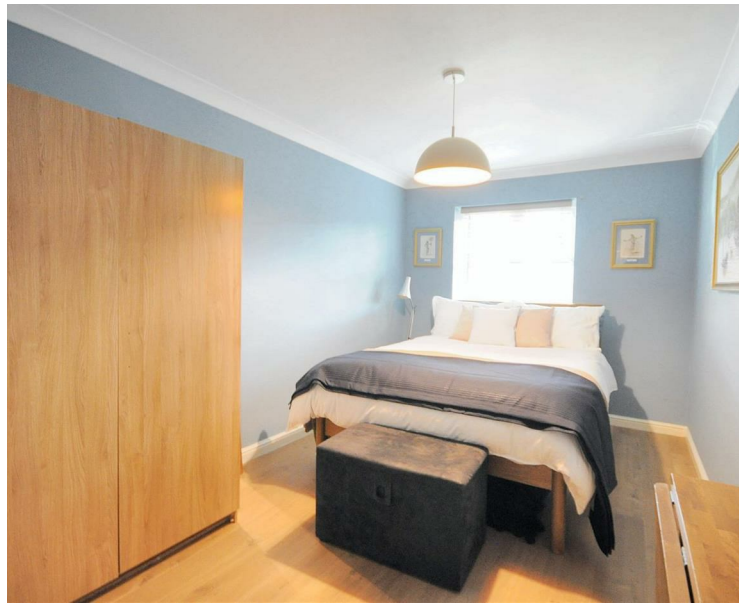
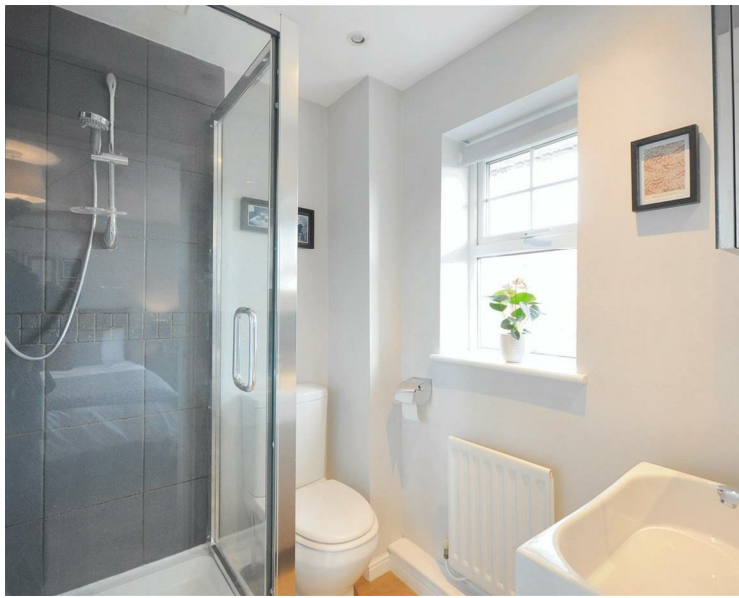
For sale by private treaty, subject to contract.  
Vacant possession on completion.  
Council Tax Band D

#### Services

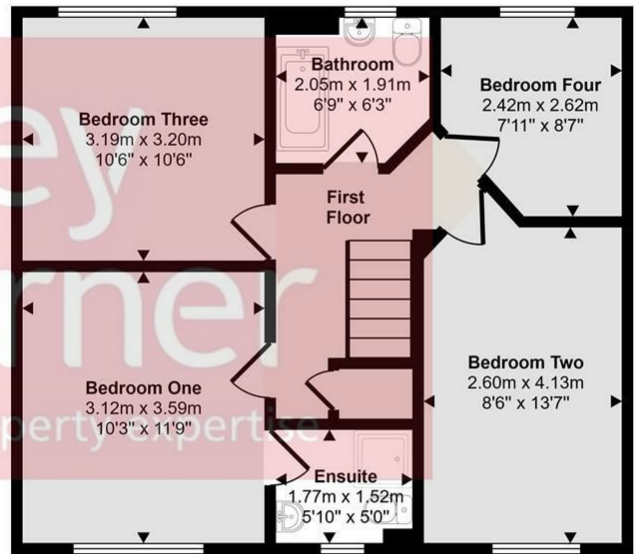
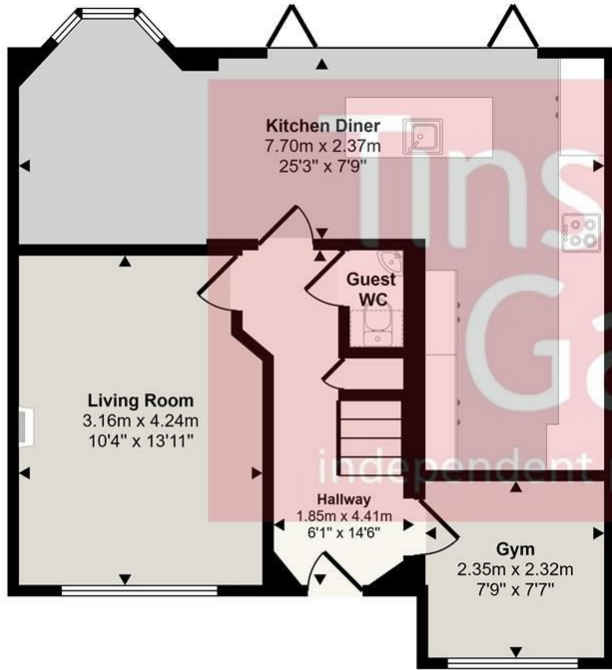
Mains gas, water, electricity, and drainage.  
Gas central heating.  
Fibre broadband connection.

#### Viewings

Strictly by appointment via the agent.



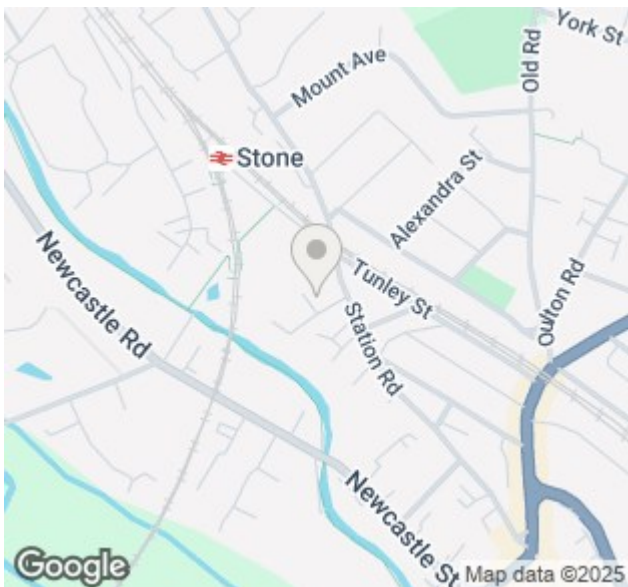
Approx Gross Internal Area  
110 sq m / 1181 sq ft



Ground Floor  
Approx 55 sq m / 595 sq ft

Denotes head height below 1.5m

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                                 |  |         |           |
| (81-91) B                                   |  |         |           |
| (69-80) C                                   |  |         |           |
| (55-68) D                                   |  |         |           |
| (39-54) E                                   |  |         |           |
| (21-38) F                                   |  |         |           |
| (1-20) G                                    |  |         |           |
| Not energy efficient - higher running costs |  |         |           |
| England & Wales                             |  | 78      | 82        |
| 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   |  |         |           |
| (81-91) B   |  |         |           |
| (69-80) C   |  |         |           |
| (55-68) D   |  |         |           |
| (39-54) E   |  |         |           |
| (21-38) F   |  |         |           |
| (1-20) G  |  |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |         |           |
| England & Wales   |  | 69      | 69        |
| EU Directive 2002/91/EC   |  |         |           |