



69A, Navigation Loop, Stone, ST15 8ZH



£310,000

If you're seeking an immaculately presented and sensibly priced family home then this could be the one!

The property has been completely redecorated / upgraded by the current owners and offers accommodation including: reception hallway, guest cloakroom, dining kitchen with appliances, spacious living room, conservatory, four bedrooms, fabulous en-suite shower room to the master bedroom, and a family bathroom. Benefitting from off road parking, single garage, Upvc double glazed windows and doors throughout, gas combi central heating, an open front aspect and delightful landscaped rear garden. Located in a quiet position within the ever popular Whitebridge development, a short distance from the canal, within easy reach of Stone town centre, and commuter routes.

Don't blink or it'll be gone - NO UPWARD CHAIN



01785 811 800

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



Reception Hallway

A composite part obscure double glazed front door opens to the hallway. With scrubbed oak effect laminate flooring, recessed ceiling lights and coving, radiator, central heating thermostat and alarm pad. Access to the guest cloakroom, living room, kitchen diner and first floor stairs.

Guest Cloakroom

Fitted with a white suite comprising: low level push button WC and vanity wash hand basin with chrome mixer tap and tiled splash-back. Upvc obscure double glazed window to the front aspect, chrome towel radiator and tiled floor.

Living Room

A spacious reception room offering Upvc double glazed window overlooking the rear garden, French doors opening to the conservatory, ceiling coving, two radiators, TV and BT Openreach connections.

Conservatory

A part wall and part Upvc double glazed panel construction conservatory, with vaulted roof, ceiling fan, French doors opening to the rear patio and garden, lighting, power sockets and tiled floor.

Kitchen Diner

Fitted with a range of gloss grey finish wall and floor units, under wall unit light, contrasting dapple finish work surfaces, tiled splash-backs and inset stainless steel 1½ bowl sink and drainer with chrome mixer tap. Upvc double glazed bay window to the front elevation, radiator and tiled floor. Appliances including: stainless steel gas hob with matching extractor hood and light above, integral electric oven, washing machine, dishwasher, and space for an upright fridge freezer.

First Floor

Stairs & Landing

Offering traditional stained spindle, newel post and banister stairs leading to a galleried landing. With carpet throughout, recessed ceiling lights, storage cupboard with wall mounted Worcester Greenstar Ri gas central heating boiler, and airing cupboard housing the hot water storage system.

Bedroom Two

With Upvc double glazed window to the front elevation, built-in wardrobes and storage to one wall, radiator, TV connection and carpet.

Bedroom Three

Offering a Upvc double glazed window overlooking the rear garden, built-in wardrobes and storage to one wall, radiator, TV connection and carpet.

Bedroom Four

An ideal room for use as either a study or nursery. With Upvc double glazed window to the rear aspect, radiator and carpet.

Family Bathroom

Fitted with a white suite comprising: low level push button WC, vanity wash hand basin with chrome mixer tap, standard bath and panel

with shower rail and curtain, chrome taps and mains fed thermostatic shower system above. Part tiled walls, Upvc obscure double glazed window to the front of the property, wood effect laminate flooring, radiator, shaver point and extractor fan.

Second Floor

Stairs & Landing

With traditional stained spindle, newel post and banister stairs, carpet and radiator.

Master Bedroom

A good size master bedroom offering a Upvc glazed window to the front aspect, built-in wardrobes and storage to one wall, loft access, radiator, carpet and doorway to the en-suite shower room.

En-suite Shower Room

Fitted with a white suite comprising: low level push button WC, vanity wash hand basin with chrome mixer tap, oversize walk-in wet room shower with mains fed thermostatic twin head shower system. Upvc obscure double glazed window to the rear elevation, recessed ceiling lights, fully tiled walls, chrome towel radiator, extractor fan and tiled floor.

Outside

The property is approached via a communal tarmac driveway to the rear of the property. With off road parking for two vehicles before a single garage with steel up and over door. There is a pathway to the side of the property leading to the rear garden access gate and also onward to the front door of the house.

Front

The front courtyard garden has a paved pathway to an open porch with coach light before the front door. With an open aspect towards the greenspace family area, gravelled frontage, mature hedgerow and part walled boundaries.

Rear

The enclosed, private and landscaped rear garden offers a large paved patio with pathway, stocked shrub flower beds and borders, a pretty covered seating area and timber fence panelling with side access gate.

General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band D

No Upward Chain

Services

Mains gas, water, electricity and drainage.

Gas central heating.

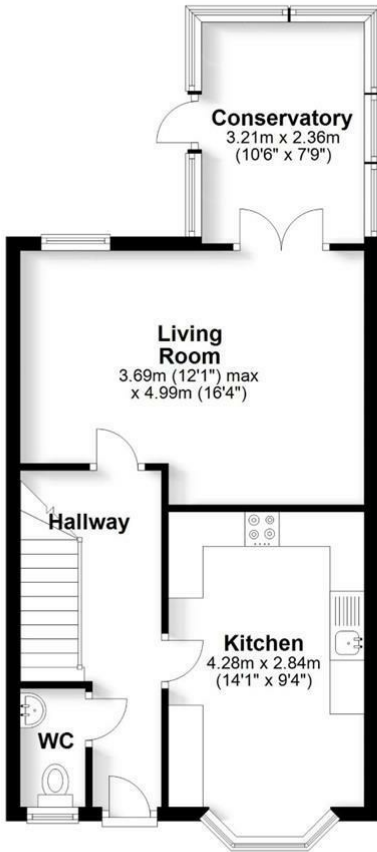
Viewings

Strictly by appointment via the agent.



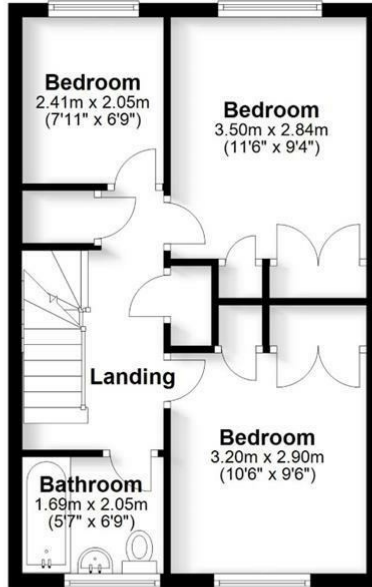
Ground Floor

Approx. 48.3 sq. metres (519.5 sq. feet)



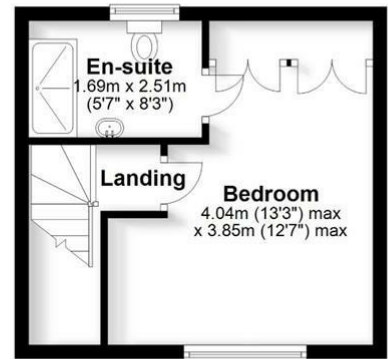
First Floor

Approx. 40.4 sq. metres (435.3 sq. feet)



Second Floor

Approx. 23.5 sq. metres (252.5 sq. feet)



Plan produced by www.firstpropertyservices.co.uk. We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		76	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		69
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		81
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		