



136, Navigation Loop, Stone, ST15 8ZH



£455,000

A well presented detached family home boasting a leafy front outlook and tucked away in a tiny cul-de-sac on the popular Whitebridge development. A real gem offering spacious accommodation including: reception hallway, guest cloakroom, living room, large kitchen diner, utility, superb conservatory, four bedrooms, ensuite shower room to the main bedroom, and a family bathroom. Also benefitting from off road parking before an integral garage, an enclosed rear garden with a high degree of privacy, uPVC double glazed windows, and gas central heating. A super house in a great location, easily accessible to the canal tow path, within strolling distance of Stone town centre and with easy access to commuter routes. Early viewing essential.



01785 811 800

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



#### Reception Hall

A part obscure double glazed front door with side window opens to the reception hall. Offering oak finish laminate flooring, radiator with ornate surround, doorways to the living room, guest cloakroom, kitchen diner and access to the first floor stairs.

#### Living Room

A spacious reception room with uPVC double glazed window to the front elevation, ceiling coving, two wall lights, radiator with ornate surround, second vertical radiator, media wall with inset feature remote electric fire, TV connection and glazed double doors opening to the kitchen diner.

#### Kitchen Diner

Open plan to the conservatory and fitted with a range of grey finish wall and floor units, contrasting work surfaces with tiled splash-backs and inset composite sink and drainer with chrome swan neck mixer tap. Recessed ceiling lights, uPVC double glazed window overlooking the rear garden, radiator with ornate surround, oak finish laminate flooring and doorway to the utility.

Appliances including: stainless steel gas hob with extractor fan and light above, integral electric oven, microwave and dishwasher. Space for an upright American style fridge freezer.

#### Conservatory

A lovely additional reception room, simple perfect for entertaining friends and family in style whilst drifting in and out of the garden. Offering a vaulted roof with centre light/fan, two wall lights, radiator with ornate surround, oak finish laminate flooring and uPVC double glazed bi-fold doors opening to the rear patio and garden.

#### Utility

Matched to the kitchen with grey finish wall and floor units, contrasting work surface with tiled splash-back, radiator with ornate surround, extractor fan, tiled floor, composite part obscure double glazed door opening to the side aspect and doorway to the integral garage.

Plumbing for a washing machine and space for a tumble dryer.

#### Guest Cloakroom

Fitted with a white suite comprising: low level push button WC and pedestal wash hand basin with tiled splash-back and chrome mixer tap. Radiator, extractor fan and oak finish laminate flooring.

#### First Floor

##### Stairs & Landing

Traditional white painted spindle, newel post, and banister stairs lead to the landing. With ceiling coving, radiator, carpet throughout, loft access and airing cupboard housing the Range gas combi central heating boiler

##### Bedroom One

Offering two uPVC double glazed window to the front aspect with a leafy open aspect, built-in wardrobes and storage, radiator, carpet, TV connection and doorway to the ensuite shower room.

##### Ensuite Shower Room

Fitted with a white suite comprising; inset low level push button WC, vanity wash hand basin with storage unit and chrome mixer tap, fully tiled shower enclosure with mains fed thermostatic shower system. Recessed ceiling lights, part tiled walls, uPVC obscure double glazed window to the front aspect, chrome towel radiator, extractor fan, shaver point and large format tiled floor.

##### Bedroom Two

With uPVC double glazed window overlooking the rear garden, built-in wardrobe and storage, ceiling coving, radiator and carpet.

##### Bedroom Three

With rear aspect uPVC double glazed window, ceiling coving, radiator and carpet.

##### Bedroom Four

Presently used as a study offering a front aspect uPVC double glazed window, built-in wardrobe and storage, ceiling coving, radiator and carpet.

##### Family Bathroom

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

##### Outside

The property is approached via a tarmac driveway providing off road parking for two cars before an integral garage. The garage has a steel up & over door, power and lighting.

##### Front

Offering a lawn, mature shrubs, open porch with coach light before the front door, side access to the rear garden via a pathway and wooden gate.

##### Rear

The enclosed rear garden enjoys a high degree of privacy with large timber decked patio, lawn, timber fence panelling, shed, external water and power connections.

##### General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band E

##### Services

Mains gas, water, electricity and drainage.

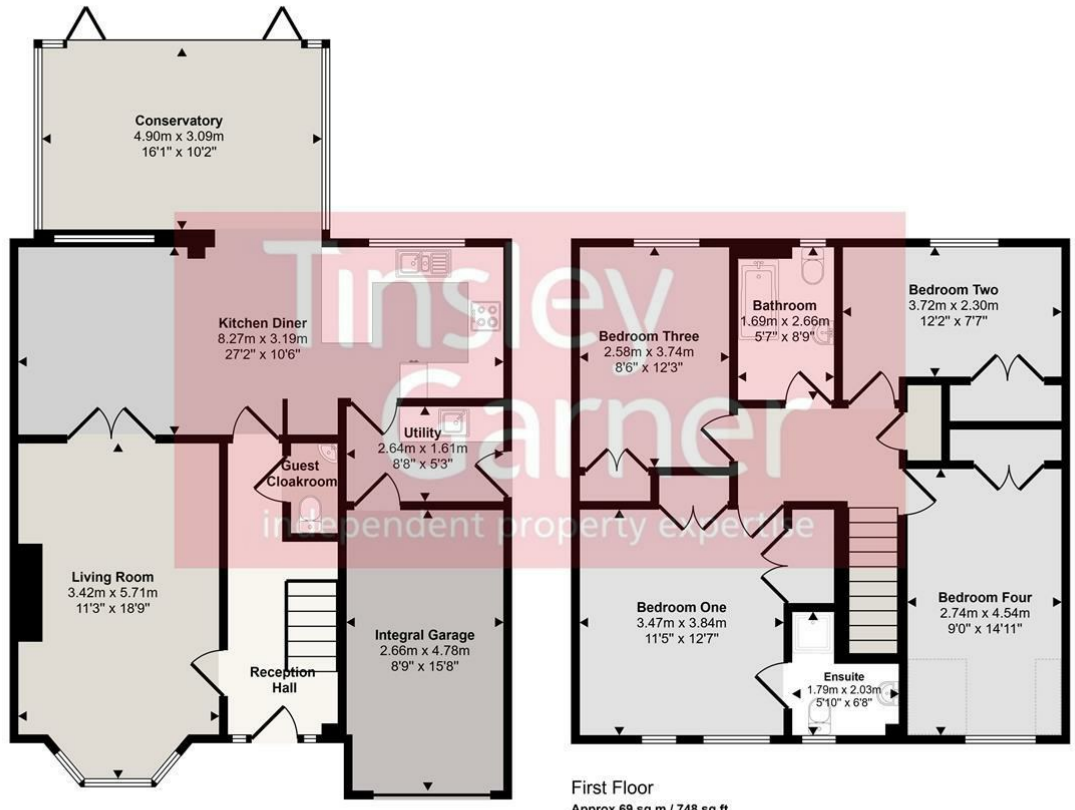
Gas combi central heating.

##### Viewings

Strictly by appointment via the agent.



Approx Gross Internal Area  
160 sq m / 1719 sq ft



First Floor  
Approx 69 sq m / 748 sq ft

Ground Floor  
Approx 90 sq m / 971 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                             |  | 76      | 80        |
| 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                                         |  |         |           |