



20 Barnton Edge, Stone, Staffordshire, ST15 8ZR

Asking price £340,000

CALL US TO ARRANGE A VIEWING 9AM UNTIL 9PM 7 DAYS A WEEK!

"Balance, that's the secret. Moderate extremism. The best of both worlds." – Edward Abbey

Experience the best of both worlds in this stunning four-bedroom townhouse! Enjoy canal views and scenic walks while being just a stone's throw away from the vibrant town of Stone. With modern living, off-road parking, and a garage, this home offers spaciousness versatility around your family and convenience. Make this your own private haven on a modern estate and let your imagination run wild!

#DreamHome #CanalViews #ModernLiving

Denise White Estate Agent Comments

This three-storey townhouse in Stone offers a fantastic opportunity to buy into one of the best positions in town. Situated with a canal frontage overlooking the Trent and Mersey canal, this property provides open views to the front and a beautiful countryside backdrop.

The location of this townhouse provides the best of both worlds. It is on the western outskirts of Stone, offering a peaceful setting on the verge of open countryside. However, it is also within walking distance of Stone's vibrant town centre, which is known for its lively atmosphere and abundance of amenities.

The ground floor of the townhouse has been thoughtfully redesigned to create a modern open-plan space. The kitchen dining area seamlessly flows into the sitting room, creating a spacious and versatile living area. French doors lead out to a lovely garden, perfect for enjoying summer evenings and outdoor entertaining. Additionally, a downstairs W.C. adds convenience, and an understairs cupboard provides extra storage space.

Moving up to the first floor, you'll find a spacious yet cosy lounge, providing the perfect retreat for relaxation. The main bedroom on this floor offers breath-taking views across the canal and woodlands, creating a tranquil and picturesque setting. The main bedroom also benefits from an en-suite shower room.

The second floor landing leads to three more good-sized bedrooms, two of which have built-in wardrobes, offering ample storage space. This floor also features a family bathroom to serve the three bedrooms.

The gardens of this property are delightful and totally secure with gated access, providing a safe and private outdoor space. In addition, there is a single garage and off-road parking for one car, ensuring convenience and ease of access.

Overall, this three-storey townhouse in Stone offers

a unique opportunity to own a property in a prime location. With its canal frontage, stunning views, modern design, and proximity to both the town centre and countryside, this property truly provides the best of both worlds. Don't miss out on the chance to make this delightful townhouse your new home.

Location

Stone is a charming market town situated in Staffordshire, England, nestled on the banks of the River Trent, approximately halfway between the larger towns of Stafford and Stoke-on-Trent. Known for its rich history and vibrant community, Stone boasts a variety of amenities, including independent shops, cosy cafes, and traditional pubs that contribute to its friendly, small-town atmosphere. The town is well-regarded for its excellent local schools, recreational parks, and sports facilities, which cater to families and outdoor enthusiasts alike. Additionally, Stone's annual food and drink festival draws visitors from far and wide, highlighting the town's commitment to celebrating local produce and culinary delights. With its picturesque Canalside setting, convenient transport links, and a strong sense of community spirit, Stone offers an appealing blend of rural charm and modern convenience.

Kitchen Diner

15'10" x 15'0" (4.85 x 4.58)



uPVC window and double doors to the rear aspect, tiled flooring, part tiled walls, spotlights to the ceiling

and also a hanging ceiling light positioned in the centre of the room. With matching wall and base units, rangemaster cooker with a 5 ring gas hob with extractor hood and a stainless steel sink and drainer and a radiator. Open plan with the sitting area/room.

Sitting Room

11'8" x 8'2" (3.58 x 2.49)



Open plan sitting room leading through to the kitchen diner, uPVC window to the front aspect, fitted carpet separating the sitting room and the kitchen diner, spotlights to the ceiling and a radiator. Access to an understairs storage cupboard.

Entrance Hallway



uPVC front door leading into the hallway which opens up into the sitting room. Fitted carpet, spotlights to the ceiling, radiator and a door giving access to a downstairs WC.

WC



Frosted window to the front aspect, wooden effect laminate flooring, radiator, low level WC and pedestal hand basin.

First Floor Landing

Fitted carpet, ceiling light, storage cupboard, doors giving access to :-

Lounge

12'5" max x 15'0" max (3.81 max x 4.58 max)



Two uPVC windows to the rear aspect, fitted carpet, ceiling light, radiator.

Main Bedroom

11'4" x 8'4" (3.46 x 2.56)



uPVC window to the front aspect, carpet, ceiling light, radiator, built in wardrobes with double doors, door to en-suite bathroom.

En-suite

6'3" x 6'3" (1.91 x 1.91)



Frosted window to the front aspect, tiled flooring, part tiled walls, extractor fan, radiator, shower cubicle with electric shower, pedestal hand basin, WC.

Second Floor Landing

Fitted carpet, ceiling light, doors giving access to :-

Bedroom Two

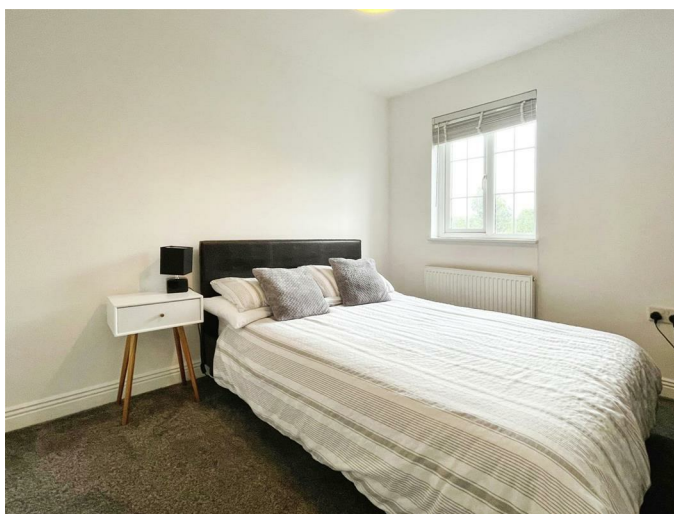
12'3" x 8'5" (3.74 x 2.57)



uPVC window to the front aspect, carpet, ceiling light, radiator, built in wardrobes with double doors.

Bedroom Three

10'0" x 8'5" (3.05 x 2.58)



uPVC window to the rear aspect, carpet, ceiling light, radiator, built in wardrobes with double doors,

Bedroom Four

8'11" x 6'3" (2.74 x 1.91)



uPVC window to the rear aspect, carpet, ceiling light, radiator.

Bathroom

6'3" x 6'3" (1.91 x 1.91)



Frosted window to the front aspect, carpet with wooden effect laminate by the bath, part tiled walls, extractor fan, radiator, bathtub with shower over, pedestal hand basin and WC.

Outside



The front of the property overlooks the canal, with a pathway leading to the front of the house. A walled courtyard with a gate for access provides a lovely seating area and to the rear you will find a beautiful back garden with a flagged patio area and a laid to lawn area with decorative flagstones forming a pathway to a rear gravelled area. A rear gate gives access to the parking space and garage.

Agents Notes

Tenure: Freehold

Services: All mains services connected

Council Tax: Staffordshire Moorlands Band

Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

About Your Agent



Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and all the team can help and advice with any information on the local property market and the local area.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advice.

House To Sell?

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

You Need A Solicitor!

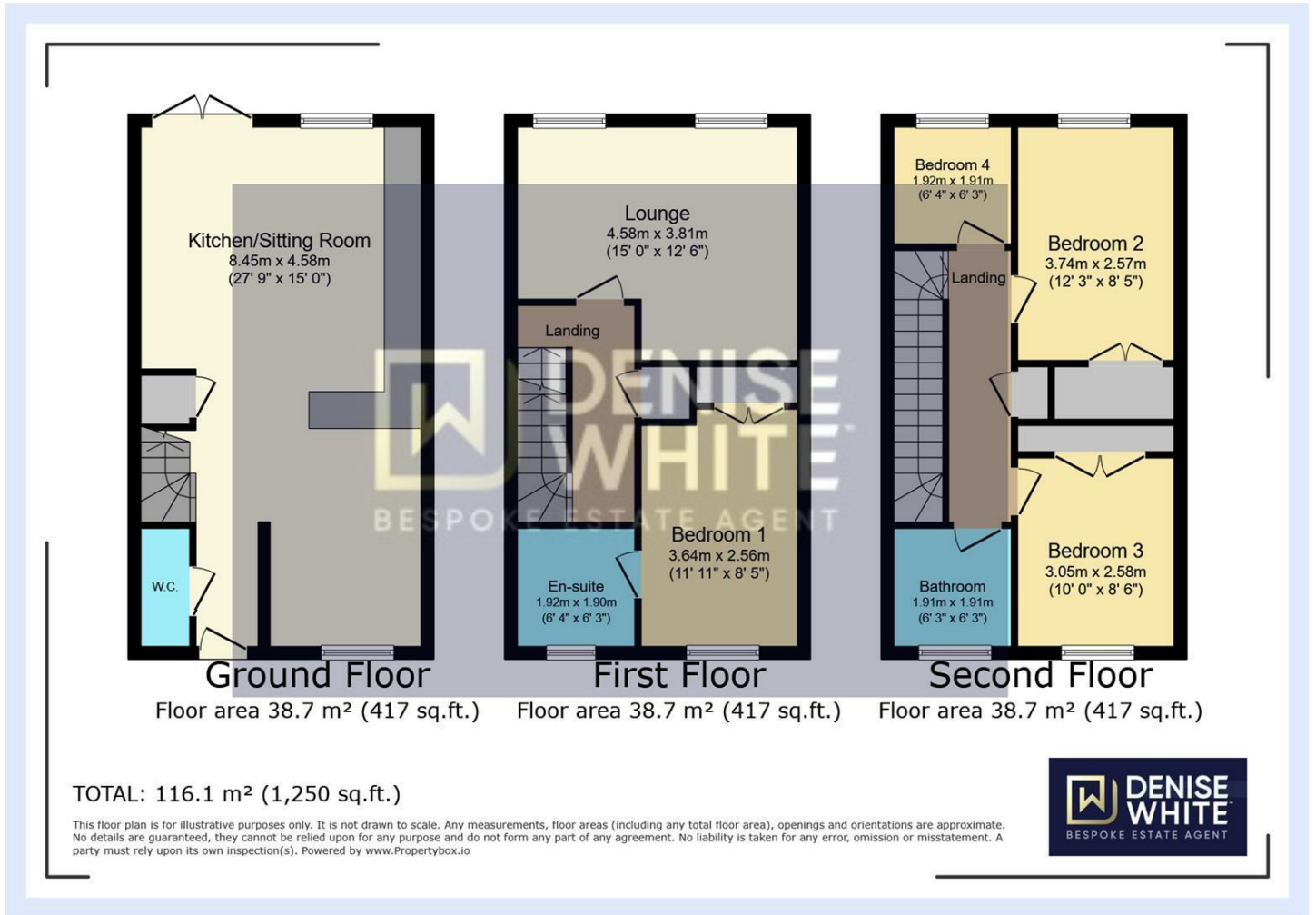
A good conveyancing solicitor can make or break

your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go.

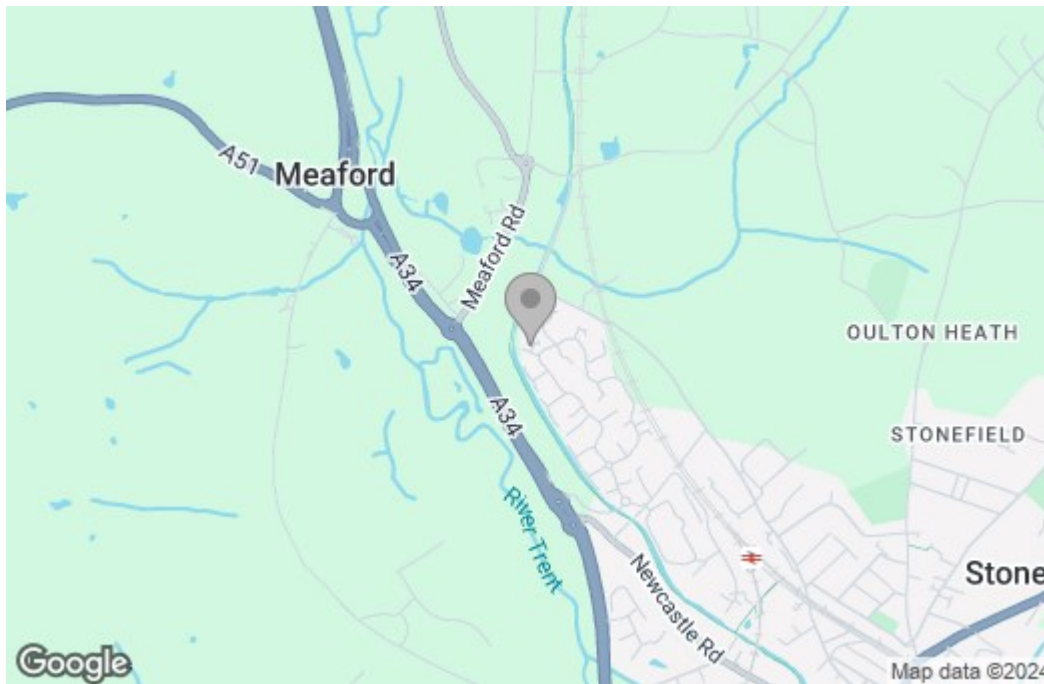
Do You Need A Mortgage?

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

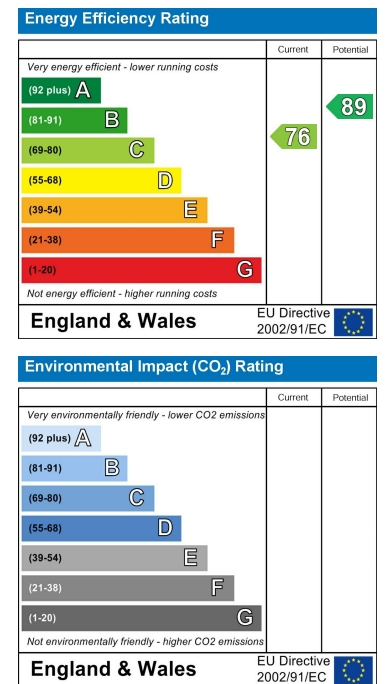
Floor Plan



Area Map



Energy Efficiency Graph



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