



## 130, Navigation loop, Stone, ST15 8ZH



**£520,000**

Do you need lots of space for your growing family? If so then this could be just what you've been searching for. This modern well presented three storey detached family home offers very spacious and flexible accommodation comprising: reception hallway, living room with wood burner, dining room, fabulous breakfast kitchen with integral appliances, separate utility and a guest cloakroom. Upstairs there are five bedrooms, two with ensuite shower rooms, plus a family bathroom. Also benefitting from off road parking before a detached double garage, an enclosed rear garden, gas central heating and uPVC double glazed windows and doors throughout. A super property set in a great location within easy reach of commuter routes and Stone's vibrant town centre. Early viewing essential.





#### Reception Hall

A panelled part double glazed composite front door opens to the reception hallway. With ceiling coving, uPVC double glazed window to the front aspect, oak finish laminate flooring, radiator, alarm pad, doorways to the living room, dining room, breakfast kitchen, guest cloakroom and access to the first floor stairs.

#### Living Room

Offering a uPVC double glazed window to the front elevation, French doors to the rear patio and garden, chimney breast opening with oak mantle, tiled back, hearth and inset wood burning stove. Ceiling coving, two wall lights, two radiators, Sky Media connection and oak finish laminate flooring.

#### Dining Room

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

#### Breakfast Kitchen

An impressive kitchen fitted with an extensive range of gloss cream finish wall, floor and island units, under wall unit lighting, quartz work surfaces and breakfast bar with matching upstands, underset composite 1 1/2 bowl sink with chrome swan neck mixer tap. Recessed ceiling lights, two Velux skylight windows, two radiators, uPVC double glazed window and French doors opening to the rear garden, large format tiled floor and doorway to the utility.

Appliances including: gas hob with splash-back and extractor fan with light above, integral electric double oven, dishwasher, fridge and freezer.

#### Utility

Matched to the kitchen with gloss cream finish wall and floor units, work surface, inset stainless steel sink with chrome swan neck mixer tap. Large format tiled floor, radiator, extractor fan, wall mounted Vaillant Eco Fit Pure gas central heating boiler and uPVC part double glazed external door opening to the rear garden.

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

#### Guest Cloakroom

Fitted with white suite comprising: push button low level WC and pedestal wash hand basin with chrome taps and tiled splash-back. Radiator, uPVC obscure double glazed window to the front aspect and tiled floor.

#### First Floor

##### Stairs & Landing

Traditional spindle, newel post and banister stairs lead to a galleried landing. With carpet throughout, ceiling coving, uPVC double glazed window to the front aspect, radiator, airing cupboard housing the hot water storage system, and stairwell to the second floor.

##### Bedroom One

Offering built-in wardrobes and storage to one wall with doorway to the ensuite, ceiling coving, uPVC double glazed window to the front elevation, radiator, carpet and TV connection.

##### Ensuite

Fitted with a white suite comprising: low level push button WC, pedestal wash hand basin with chrome mixer tap, 1200mm shower enclosure with mains fed thermostatic shower system. Recessed ceiling lights, fully tiled walls, uPVC obscure double glazed window to the rear aspect, extractor fan, chrome towel radiator and tiled floor.

##### Bedroom Four

With uPVC double glazed window overlooking the rear garden, ceiling coving, built-in double wardrobe, radiator and scrubbed oak effect laminate flooring.

#### Bedroom Five

Ideal for use as either a nursery or study. With ceiling coving, uPVC double glazed window to the front of the property, built-in wardrobe, radiator and carpet.

#### Family Bathroom

Fitted with a white suite comprising: low level push button WC, vanity wash hand basin with storage unit and chrome mixer tap, standard bath and panel with chrome mixer tap, shower enclosure with Showerwall cladding and mains fed twin head thermostatic shower system. Recessed ceiling lights, part tiled walls, uPVC obscure double glazed window to the rear aspect, extractor fan, towel radiator, shaver point and tiled vinyl flooring.

#### Second Floor

##### Stairs & Landing

Traditional spindle, newel post and banister stairs lead to a galleried landing. With carpet throughout, ceiling coving, uPVC double glazed window to the front aspect, storage cupboard and radiator.

##### Bedroom Two

Offering three uPVC double glazed windows to the front and side aspects, ceiling coving, built-in wardrobes and storage to one wall, two radiators, carpet and doorway to the ensuite.

##### Ensuite

Fitted with a white suite comprising: low level push button WC, vanity wash hand basin with storage unit and chrome mixer tap, shower enclosure with Showerwall cladding and mains fed twin head thermostatic shower system. Recessed ceiling lights, part tiled walls, Velux skylight window, extractor fan, towel radiator, shaver point and tiled vinyl flooring.

##### Bedroom Three

With three uPVC double glazed windows to the front and side aspects, ceiling coving, built-in wardrobes and storage to one wall, two radiators and beech finish laminate flooring.

##### Outside

The property is approached via a tarmac driveway with an EV charging point and providing off road parking before a detached double garage. The garage has two steel up & over doors, power, lighting and side access door.

##### Front

With boundary wall and wrought iron entrance gate, paved pathways, lawns, gravelled side areas, stocked shrub borders, open porch before the front door and side access to the rear garden.

##### Rear

The enclosed rear garden offers a boundary wall, block paved and paved patio areas, lawn, slate chipping flowerbeds and large canopy with access from the living room French doors.

##### General Information

For sale by private treaty, subject to contract.

Vacant possession on completion.

Council Tax Band F

##### Services

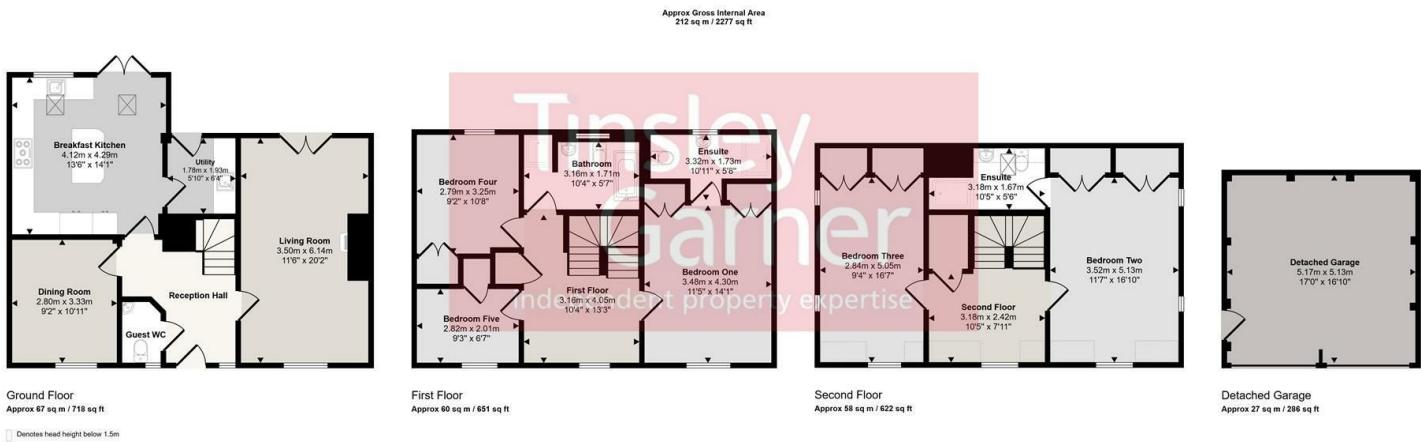
Mains gas, water, electricity and drainage.

Gas central heating

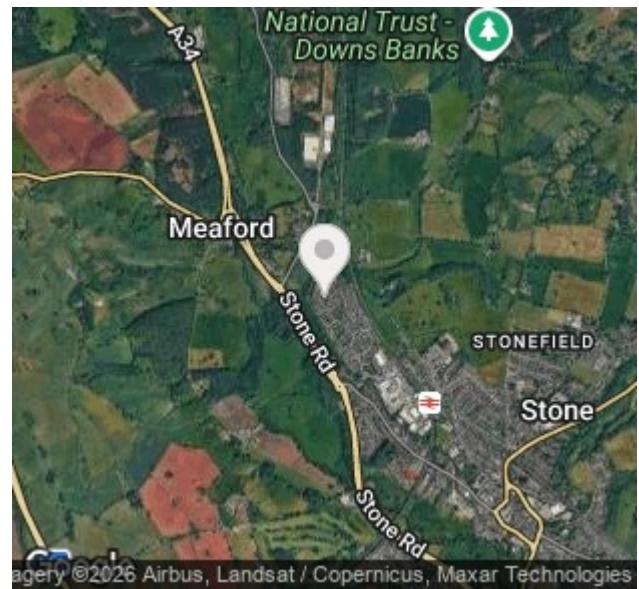
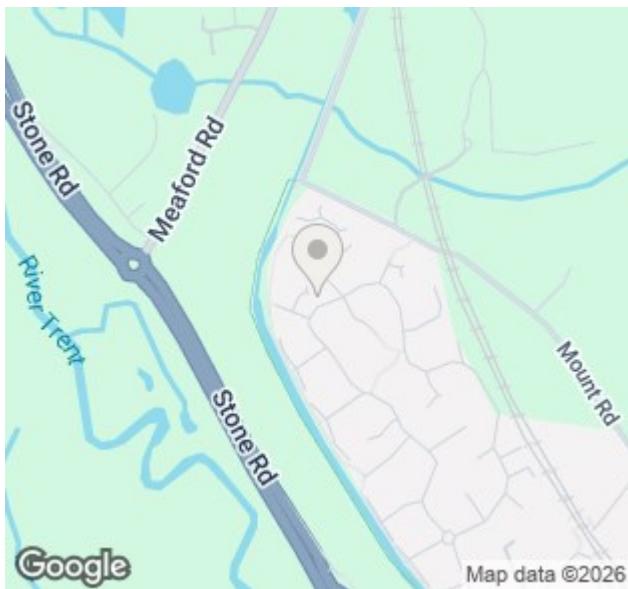
##### Viewings

Strictly by appointment via the agent.





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		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		EU Directive 2002/91/EC	