

10 Wardle Croft, Stone

£260,000 Freehold



Welcome to this stunning 3-bed family home offering excellent space throughout for a growing family or those who love the extra space. • Downstairs features a generously sized, open-plan kitchen/living/diner with a sleek kitchen, spacious diner and bright living room. • This home offers a spacious master with its own dressing room and en suite, a further double bedroom and single bedroom. Plus a modern family bathroom. • Outside continues to impress with a South-facing, low maintenance rear garden plus allocated off-road parking on the driveway to the front. • Ideally located near excellent schools, shops, supermarkets and Stone's vibrant centre. Plus amazing commuter links via bus routes, the A34 and Stone train station just down the road.



Here comes the sun...and here comes your new home on Wardle Croft. Little darling, it's been a long cold house-hunting season, but the wait is over! The beautifully presented family home is exactly what you've been dreaming of. Whether you're a first-time buyer, a growing family or someone who loves a little extra space, this sunny spot is sure to brighten your day. Step inside, and you're greeted by a generously sized, open-plan kitchen/living/dining – perfect for cosy family nights. The kitchen shines with sleek cabinetry, plenty of storage, and a spacious dining area. The living room is flooded with natural light and offers a view of the lovely garden. And yes – the sun is coming into every corner here, especially in the South-facing, low-maintenance garden that is ideal for alfresco dining and gathering with loved ones. You'll also find a convenient rear access for bins. Back inside, the downstairs is complete with a handy w/c. Head upstairs to find a generous double bedroom and a single bedroom, plus a modern family bathroom and a useful storage cupboard. But wait – the best is yet to come. The second floor is home to a spacious master suite with its own dressing room and bright en suite, both featuring sun-catching skylights that'll make every morning feel like a fresh start. Outside you will find off-road parking on the driveway and a location that keeps things easy – just moments from excellent schools, shops, supermarkets and Stone's vibrant centre. Commuters will love the excellent transport links via bus routes, the A34 and Stone train station. So if you're ready to say 'it's alright' and start your next chapter in a place where the light always seems to find its way in – come and see this wonderful home on Wardle Croft. Here comes the sun – and it's shining just for you.



Here comes the sun on Wardle Croft with a stunning family home comprising of a spacious open-plan kitchen/living/diner, master bedroom with dresser and en suite, two further beds and family bathroom. South-facing garden, driveway and ideal location. Council Tax band: C

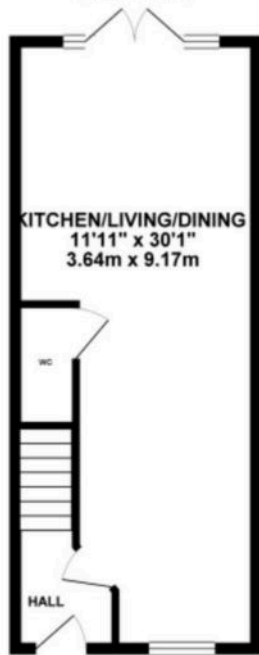
Tenure: Freehold

EPC Energy Efficiency Rating: B

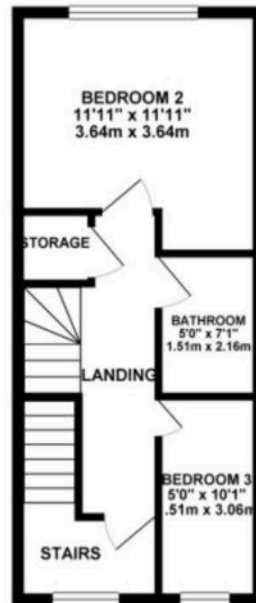
EPC Environmental Impact Rating: B



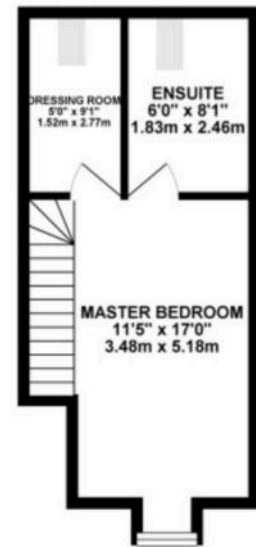
GROUND FLOOR 359.23 sq. ft.
(33.37 sq. m.)



1ST FLOOR 347.31 sq. ft.
(32.27 sq. m.)



2ND FLOOR 270.75 sq. ft.
(25.15 sq. m.)



TOTAL FLOOR AREA : 977.29 sq. ft. (90.79 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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