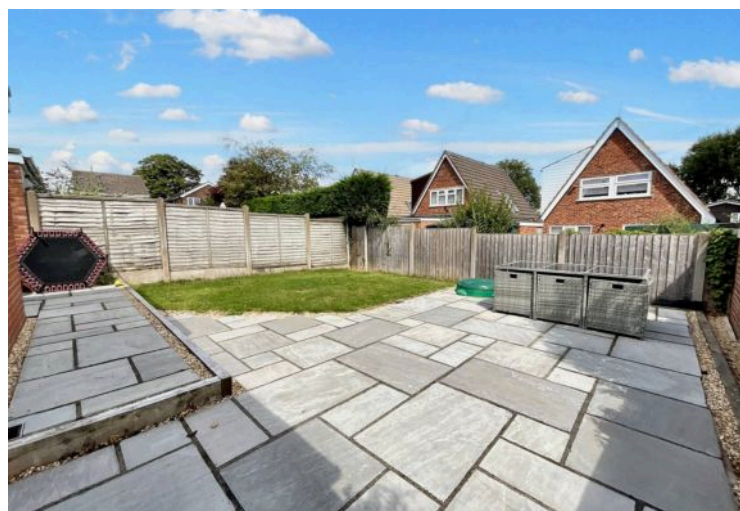




## 23 Larchfields, Stone

£295,000 Freehold



Minutes away from top-rated schools, Stone's vibrant centre with an array of amenities, plus excellent transport links via A34, A51, bus, and Stone train station. • Two generously sized double bedrooms, and a further single bedroom that are perfect for guests, a home office, dressing room, or someone who enjoys the extra space. Plus a modern bathroom. • Spacious open-plan living/dining room with plenty of space for relaxing, a further reception room for a home office or reading room, plus a practical U-shaped kitchen, and shower room and W/C. • Beautifully landscaped rear garden with patio seating spaces and lush grass lawns for soaking up the sun, family BBQ's or a relaxing Sunday afternoon. • Generous driveway with off-road parking for several vehicles, plus an extended garage that provides secure access to the front door and plenty of storage space.



They say count your blessings, and this lovely three-bedroom detached home on Larchfields might just be the biggest one of all! Tucked at the end of a peaceful cul-de-sac, it's the kind of place that instantly feels like home. With spacious living areas and a beautiful, landscaped garden, it's more than just bricks and mortar; it's where memories are made. The welcoming entrance hall guides you throughout this property, starting with a spacious open-plan living/dining space with plenty of space for relaxing or hosting family game night. The second reception room is perfect for a home office, playroom for little ones, or even a reading snug. The kitchen is set in a practical U-shape with ample cabinetry space, plenty of room for cooking up a storm and a spot for appliances. Downstairs boasts an inner hall providing space for coats and shoes and a convenient shower room and W/C. Upstairs you'll find two generously sized double bedrooms and a further single bedroom that's perfect for guests, a dressing room, or anyone who simply loves the extra space. The family bathroom boasts stylish floor-to-ceiling tiles, a bath, sink, and W/C. Outside, the rear garden has been beautifully landscaped to offer a spacious patio seating area and lush grass lawns for relaxing. To the front, a generous driveway provides off-road parking for several vehicles, while the extended tandem garage boasts secure entry into the house and lots more room for storage. Perfectly located just minutes away from top-rated schools and Stone's busy town with an array of shops, supermarkets, eateries and much more, plus the nearby A34, A51, local bus routes and Stone train station offer convenient travel links nearby.



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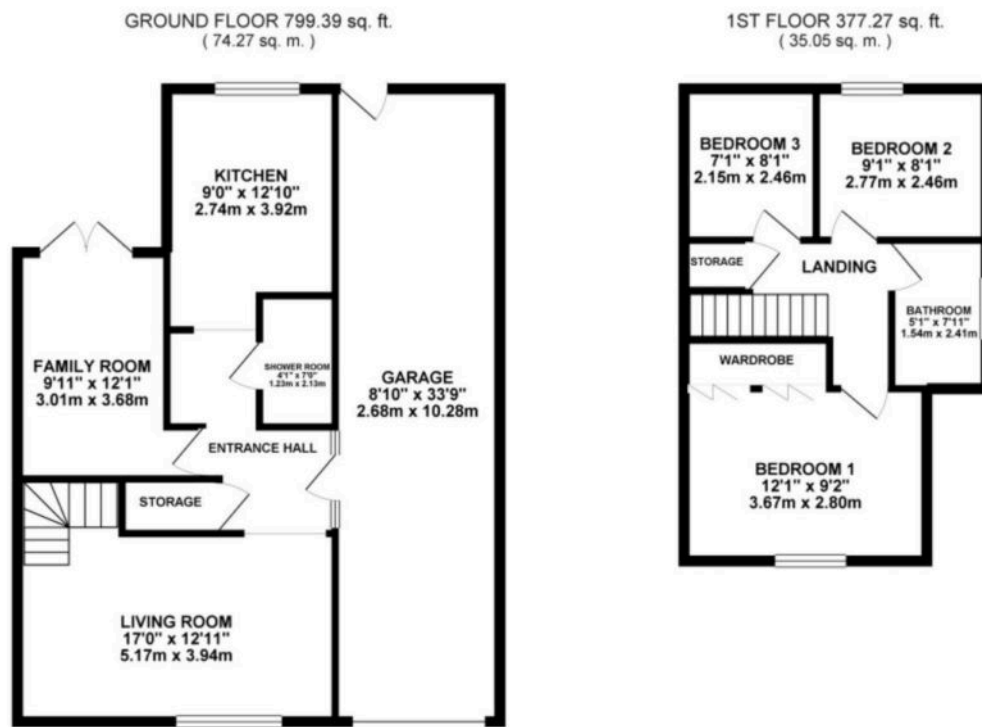
Council Tax band: C

Tenure: Freehold

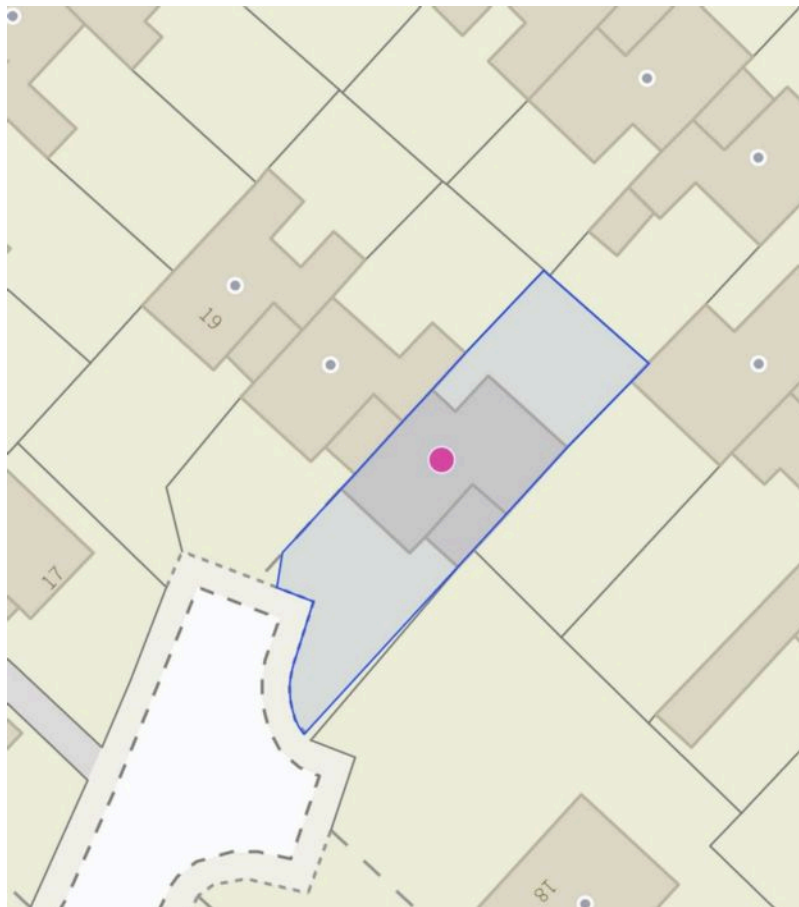
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:





**TOTAL FLOOR AREA : 1176.65 sq. ft. ( 109.31 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 misstatement. 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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