



## 4 Nixon Lane, Stone

£350,000 Freehold



Beautifully presented, three-storey, four-bedroom detached home with bright and fresh interiors, ample parking and is ready for you to move straight in. • Four generously sized bedrooms including an en suite shower room and family bathroom, plus the master bedroom contained on the second floor with its own en suite shower room and fitted wardrobe spaces • Bright open-plan kitchen/dining room with sleek neutral matching cabinetry, integrated appliances, separate utility room and dining room with glazed French doors. Welcoming living room and W/C. •

Ideal location within easy reaching distance of Stone town centre with an array of shops, eateries, bars, supermarkets and much more. Plus easy transport links via the A34 and Stone train station. • Low-maintenance rear garden with patio seating space and artificial lawn, plus off-road parking to the front and side with an EV



This home offers pure sugar, spice, and everything nice. Sitting on a generously sized corner plot with ample off-road parking, this beautifully presented three-storey, four-bedroom detached home is the property equivalent of a perfectly stocked sweet shop, tempting from the first glance and impossible to resist once you're inside.

Step inside to a bright and welcoming entrance hall, guiding you further into the home. The heart of the home opens with a spacious, open-plan kitchen/dining room, boasting sleek, neutral-matching base and overhead cabinetry, integrated appliances including a fridge/freezer, oven and dishwasher, plus the dining space with glazed French doors leading to the garden.

Downstairs also offers a beautiful lounge overlooking greenery to the front, a separate utility room with further space for utilities, a W/C, and under-stairs storage space.

The first floor is home to three generously sized bedrooms, including an en suite shower room and family bathroom. The second floor houses the master bedroom with its own en suite shower room and fitted wardrobes and storage space.

Continue to the tiered rear garden where you will find a low maintenance space with a patio seating areas and well-maintained artificial lawns with convenient side access leading to the driveway which offers ample off-road parking to both the side and front of the property and a single garage for secure storage.

## Location

**Stone** is a charming market and canal town situated on the **River Trent**, between the larger towns of **Stafford** and **Stoke-on-Trent**, close to the **A34**, **M6**, and **mainline train stations**, giving easy access to Stafford, Stoke, and beyond.

The town boasts a vibrant **high street** filled with independent shops, cafés, and restaurants, alongside regular **farmers' and craft markets**. Stone is also celebrated for its thriving **food and drink scene**, most notably the annual **Stone Food & Drink Festival**, which showcases local produce and artisan talent.

For leisure and outdoor pursuits, the nearby **Trent and Mersey Canal** provides scenic towpaths for walking and cycling, while **Westbridge Park** and surrounding countryside offer plenty of green space.

Stone has a **3-tier schooling system** with popular first, middle and high schools all within the town as well as highly regarded independent schools.

With a blend of historic charm, strong community spirit, and convenient access to both rural and urban amenities, Stone offers an attractive place to live, work, and visit in the heart of Staffordshire.



Welcome to sugar, spice, and everything nice at this beautifully presented four-bed, three-storey detached home on a corner plot in Stone. Spacious kitchen/diner, lounge, tiered garden, garage, parking, and excellent local amenities and schools nearby. Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: B

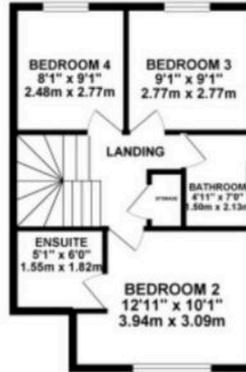
EPC Environmental Impact Rating: B



GROUND FLOOR 623.07 sq. ft.  
(57.89 sq. m.)



1ST FLOOR 432.68 sq. ft.  
(40.20 sq. m.)



2ND FLOOR 234.88 sq. ft.  
(21.82 sq. m.)



TOTAL FLOOR AREA : 1290.62 sq. ft. ( 119.90 sq. m.) approx.

Whilst every effort 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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