



23 Burchell Avenue, Stone

£285,000 Freehold



Superb 3-bed semi-detached home on Burchell Avenue, Stone, set over 3 floors, ideal for first-time buyers, growing families or upsizers seeking space, style and practicality throughout. • Stylish kitchen/diner with white units, contrasting worktops & appliances, plus living room with French doors, and a handy WC. • Three bedrooms including one on the top-floor with built-in wardrobes & en-suite shower room, plus family bathroom with bath/shower combo. • South-East facing rear garden with lawn & patio for alfresco dining, fully enclosed by fencing, plus tarmac driveway and garage providing off-road parking & storage. • Located in Stone with excellent commuter links, close to schools, shops & amenities, making it a well-connected place to call home.



“How do you like your eggs in the morning?”

We like ours sunny-side up... served with a generous helping of space, a sprinkle of style, and a home that’s ready to rise to the occasion.

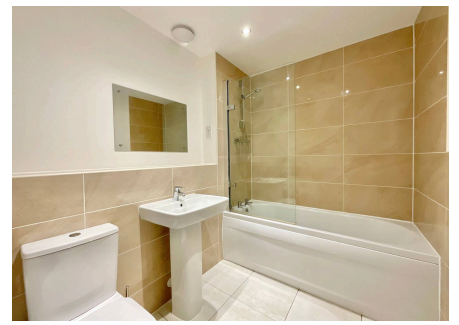
Welcome to Burchell Avenue in Stone, where this delightful three-bedroom semi-detached home is stacked across three floors like the perfect breakfast tower. Whether you’re a first-time buyer ready to get cracking, a growing family in need of more room to spread out, or an upsizer looking for that next delicious chapter, this home serves it all up just right.

Step through the front door and into a welcoming hallway, the perfect place to hang up your coat and kick-start the day. To the right, the kitchen/diner is the true heart of the home, and it’s serving up serious style. Sleek white cabinetry paired with contrasting worktops creates a fresh, contemporary feel, while the full suite of appliances, washing machine/ tumble dryer, four-burner gas hob, oven, cooker hood, dishwasher, and space for more, means you’ve got everything you need to whip up anything from a quick slice of toast to a full-on family feast. There’s even room for a table, ideal for gathering round over morning coffees or weekend brunches. Moving through, the living room is ready for every occasion, whether it’s cosy nights in or entertaining guests. With glazed French doors opening out to the garden, it’s a space that effortlessly brings the outside in. And to complete the ground floor, a handy downstairs WC with pedestal wash hand basin keeps things practical.

Heading upstairs, the first floor continues to serve up a treat, offering two versatile bedrooms ready to be enjoyed however you fancy, whether that’s restful retreats, a home office, or even a nursery for a growing family. Completing this floor is the family bathroom, fitted with a bath and shower combination, WC, and pedestal wash hand basin, ideal for everything from a quick freshen-up to a long, lazy soak. And then... the top tier of this three-storey delight, the second floor, and what a showstopper it is. The third bedroom takes centre stage, a true “chef’s special” of the home, offering a generous and private space to unwind. Even better, it comes complete with built-in wardrobes, keeping everything neatly tucked away, alongside its own en-suite shower room with pedestal wash hand basin and WC.

And just when you think this home couldn’t dish up anything more, step outside to the rear garden, perfectly positioned with a South-East facing aspect, meaning you can enjoy those sunny-side-up mornings well into the day. Predominantly laid to a fresh lawn, it’s a great space for little ones to play or for simply soaking up the sunshine, while the patio area is just the spot for a spot of al fresco dining...think morning coffees, weekend brunches, and evening treats. All neatly bordered by fencing, a slice of outdoor goodness to round off this rather tasty offering. And to the front, the home continues to deliver, with a tarmacked driveway providing off-road parking, alongside a garage sitting neatly ahead perfect for keeping your car tucked away or storing all those everyday essentials. Whether it’s practicality or peace of mind you’re after, this home has it all lined up and ready to serve.

Location

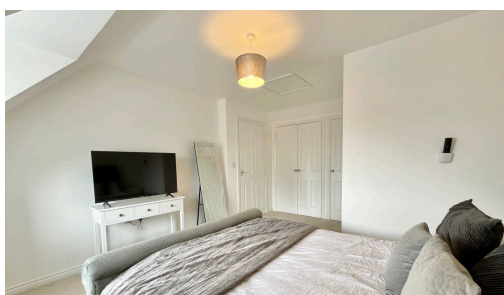
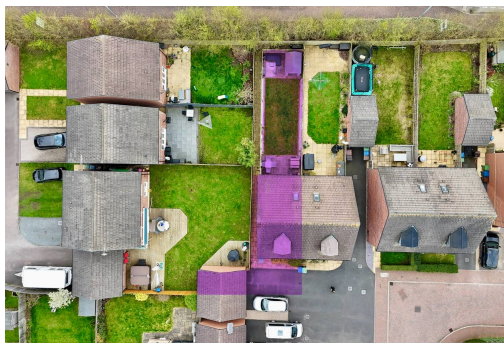


Sunny-side up living on Burchell Avenue! 3-bed semi over 3 floors with kitchen/diner, living room with French doors, bathroom, ensuite shower room + WC, South-East garden, drive & garage. Located in Stone with excellent commuter links, close to schools, shops & amenities. Perfect for first-time buyers, families or upsizers!
Council Tax band: C

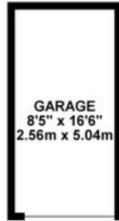
Tenure: Freehold

EPC Energy Efficiency Rating: B

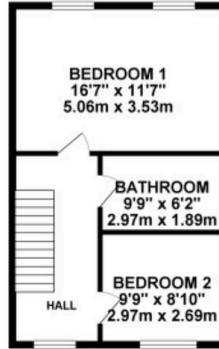
EPC Environmental Impact Rating: B



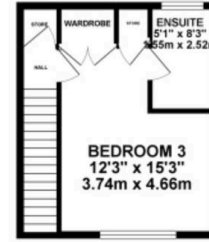
GROUND FLOOR 581.07 sq. ft.
(53.98 sq. m.)



1ST FLOOR 442.09 sq. ft.
(41.07 sq. m.)

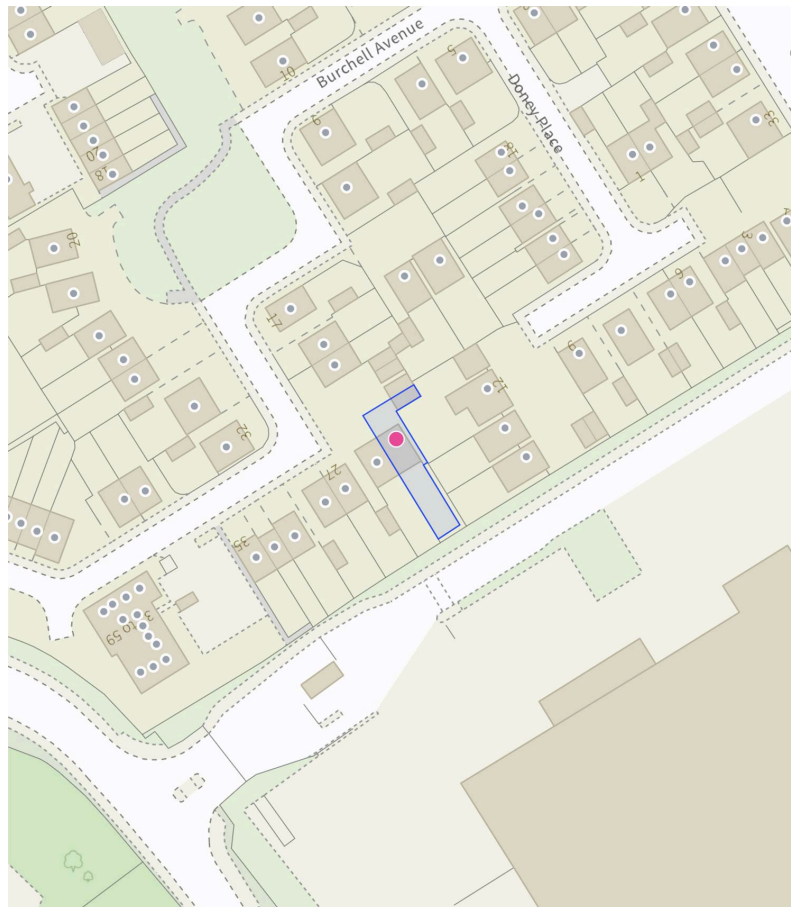


2ND FLOOR 275.60 sq. ft.
(25.60 sq. m.)



TOTAL FLOOR AREA : 1298.76 sq. ft. (120.66 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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