

## 6 Newlands Close, Stone

£245,000 Freehold



Three great sized bedrooms including two generous doubles and a further single. The modern bathroom has sleek tiling and a bath/shower duo. • South-Eat facing rear garden with patios eating space, access into garage, and a lush grass lawn. • Approach the property on a block-paved driveway with ample off-road parking, a beautifully maintained grass lawn, and single garage. • Versatile layout with a spacious living room with bay window, living room with glazed sliding doors leading to the garden, and a practical U-shaped kitchen and under-stairs storage. • Conveniently located in the heart of Walton, within easy walking distance of top-rated schools, shops, eateries, and stone's vibrant town centre.



It's a new dawn, it's a new day, it's a new life... and on Newlands Close, it's looking pretty fabulous. This beautifully presented three-bedroom semi-detached home is perfectly positioned in the heart of Walton, where school runs are shorter and days are always a little brighter.

Step into a bright porch with floor-to-ceiling glazing and easy access into the entrance hall. The living room is perfectly suited for relaxing with friends and family and features a bay window that overlooks the beautiful front lawn. Continue onwards to a dining room with glazed sliding doors leading to the garden and easy access into a practical U-shaped kitchen with sleek white cabinetry, wood-effect worktops, and plenty of room for appliances.

Upstairs is home to three generously sized bedrooms, including two doubles and a further single. The family bathroom has been beautifully updated with modern tiling, a bath/shower duo, a sink, and a W/C.

Outside, a bright South-East facing rear garden awaits with a great-sized patio seating area and steps leading up to a luscious grass lawn with mature hedging. To the front, a beautifully maintained front lawn joins with a block-paved driveway with ample off-road parking and easy access into a single garage.

### 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.



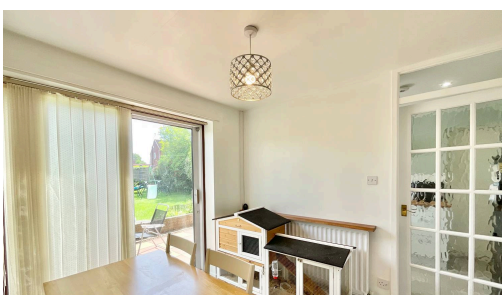
Beautifully presented 3-bed semi in Walton with modern kitchen, spacious living areas, SE-facing garden, garage, driveway, and great schools nearby. Close to Stone's shops, parks, and transport links.

Council Tax band: C

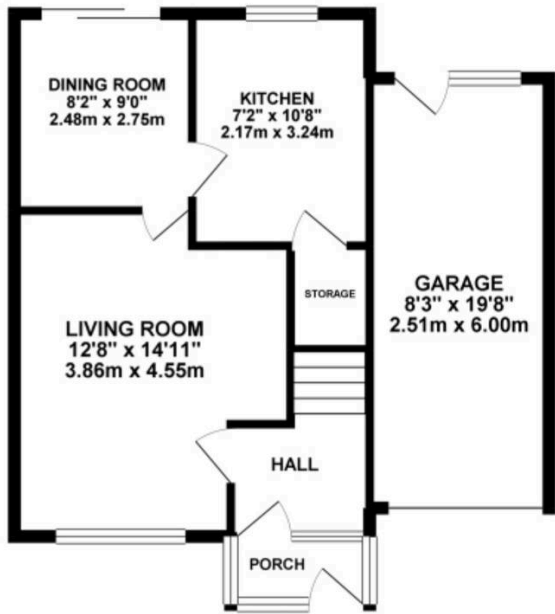
Tenure: Freehold

EPC Energy Efficiency Rating: D

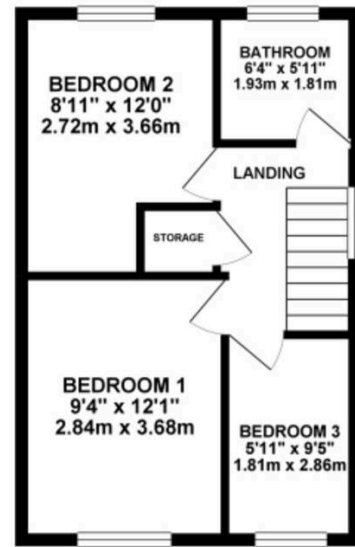
EPC Environmental Impact Rating: D



GROUND FLOOR 571.31 sq. ft.  
( 53.08 sq. m. )

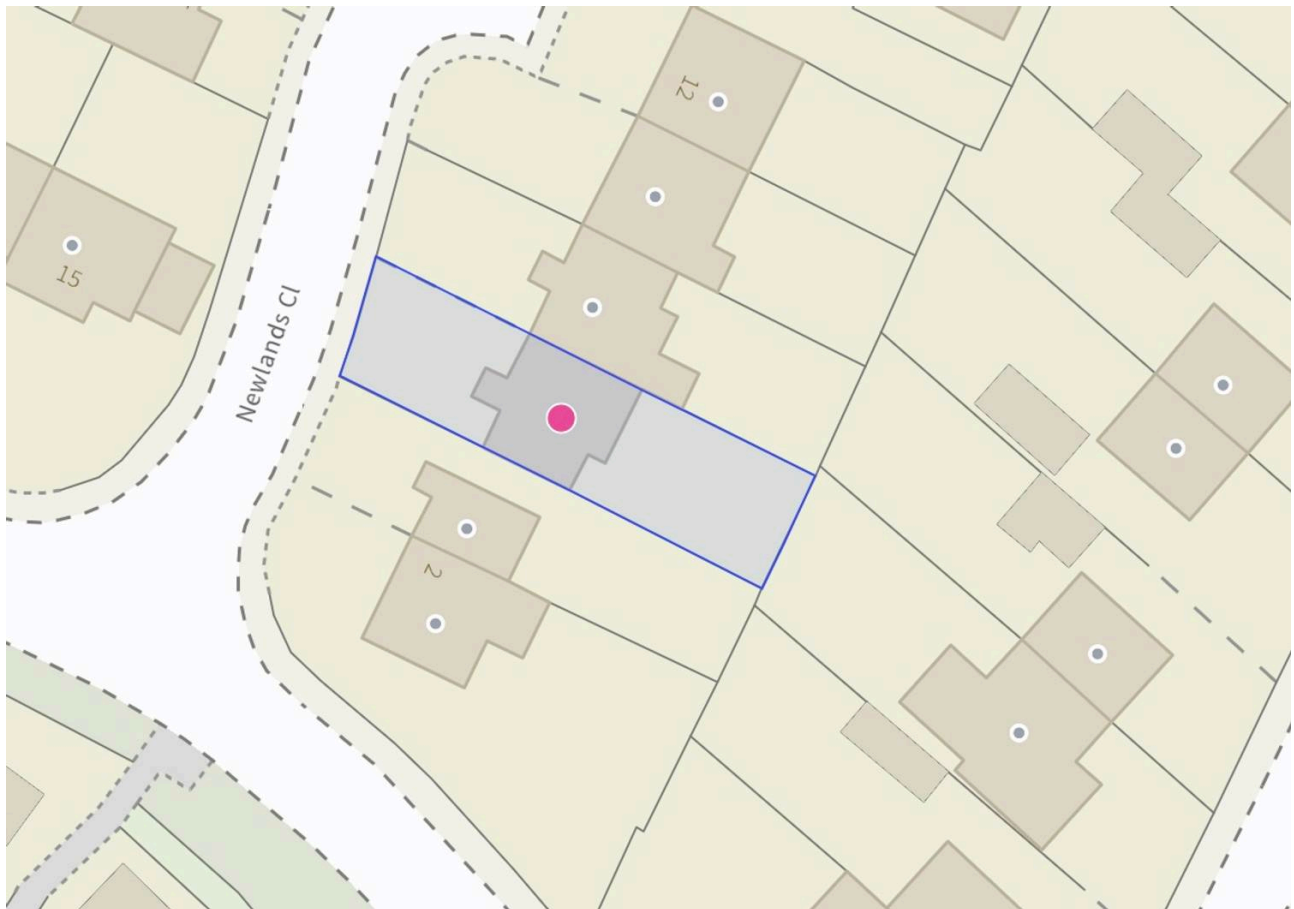


1ST FLOOR 367.80 sq. ft.  
( 34.17 sq. m. )



TOTAL FLOOR AREA : 939.11 sq. ft. ( 87.25 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, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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