



3 Fraser Close, Stone

£259,950 Freehold



South-East facing low maintenance garden with large patio seating area and artificial lawn. • Location Location Location!! A short walk into town, bus routes, easy access to handy commuter links and local shops close by - everything you need! • Two spacious bedrooms and a modern bathroom, perfectly situated within a quiet cul-de-sac location with a gravel driveway with off-road parking. • Open-plan lounge/diner with glazed sliding doors, separate dining room connecting to a practical U-shaped kitchen, along with a garden room with skylight and garden access. • Beautifully renovated by the current owner and is being offered for sale with no upward chain!



How do you like your eggs in the morning... sunny side up? Then you'll love this beautifully presented two-bedroom link-detached bungalow, where bright, spacious interiors create the perfect setting to relax and unwind. With a low-maintenance garden completing the picture, it's easy living served just the way you like it.

Step into a spacious entrance hall which guides you directly to the heart of the home, an expansive open-plan lounge/diner that offers a feature fire surround and glazed sliding doors to the garden. The dining room has space for lounging or dining with friends and has a seamless flow into the kitchen. Set in a practical U-shape, it is ideally set for everyday use and offers shaker-style cabinetry and room for appliances. Continue onwards to the garden room with a bright skylight and floor-to-ceiling glazing; this is the perfect blend of indoors and outdoors. You also have a separate utility/entrance space. Two spacious bedrooms provide space for you and the addition of a guest room, dressing room, study, or a creative hobby room. The bathroom awaits with a bath/shower duo, a sink, and a w/c.

Outside has been designed with little to no maintenance required in the South-East facing garden with a large patio seating area plus a well-maintained artificial lawn. To the front, a gravelled driveway provides off-road parking.

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.



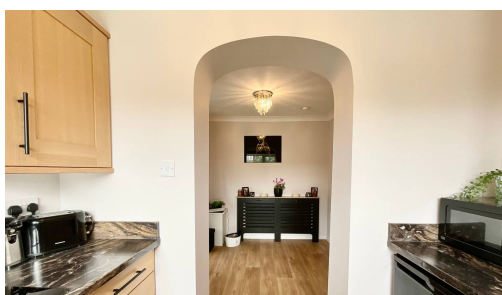
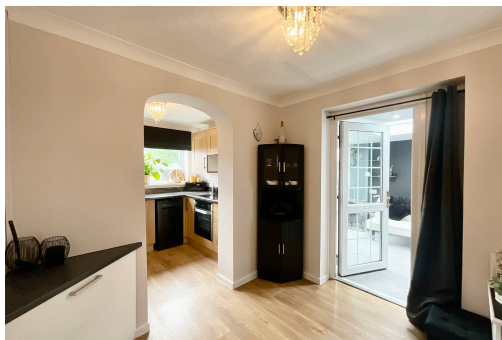
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Council Tax band: C

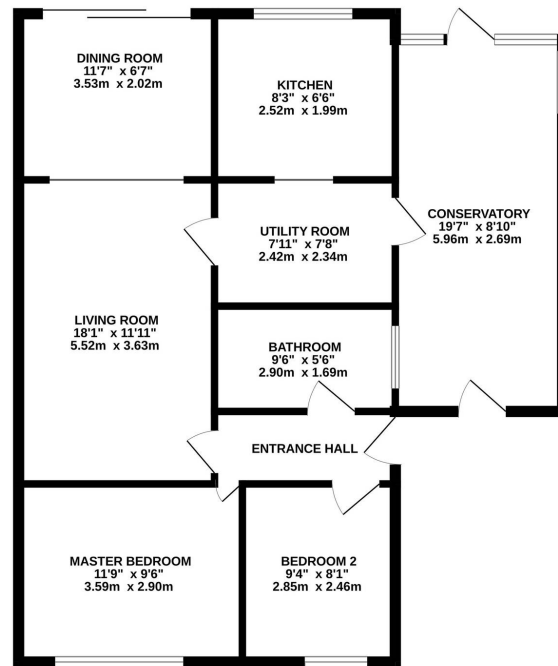
Tenure: Freehold

EPC Energy Efficiency Rating: C

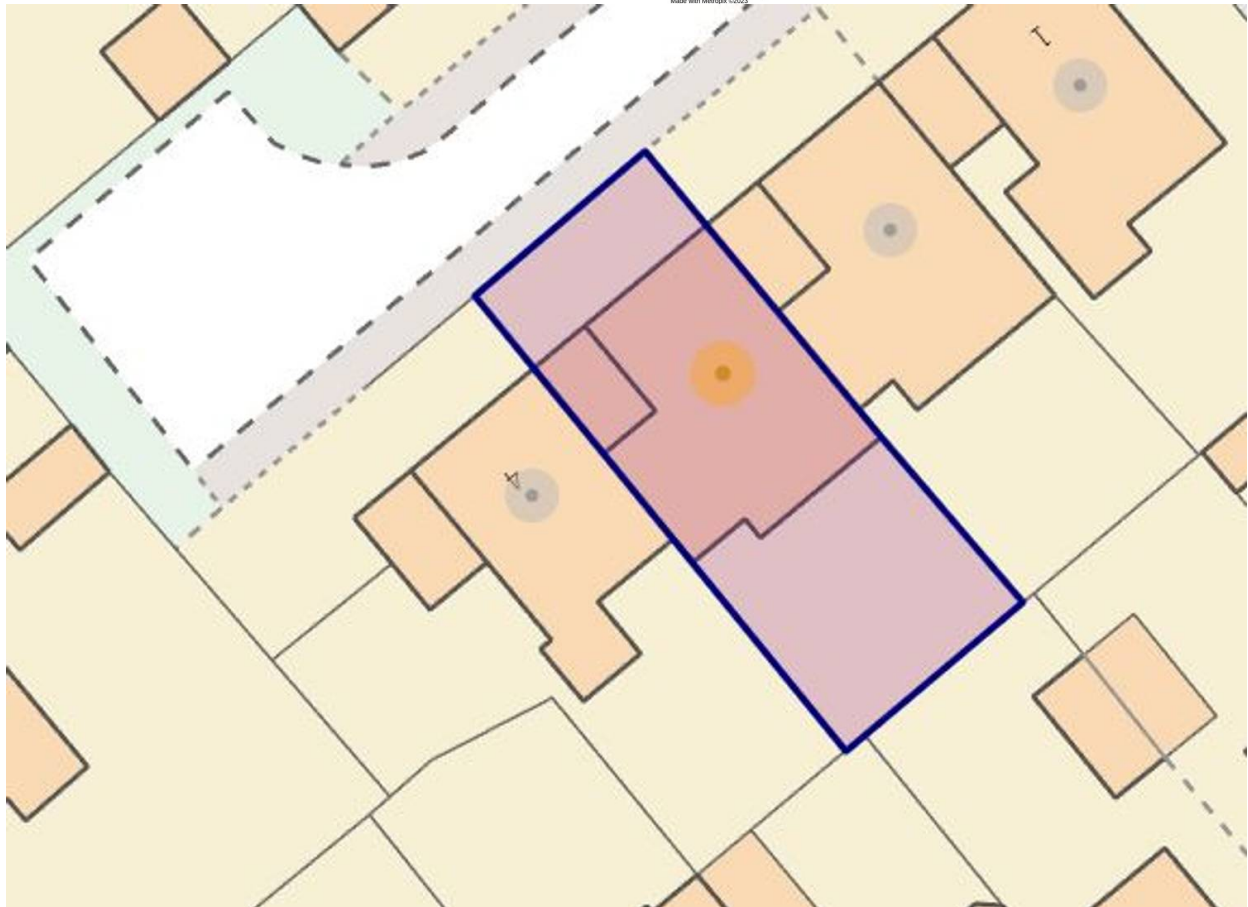
EPC Environmental Impact Rating:



GROUND FLOOR



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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