



45 Meadow Way, Stone

£325,000 Freehold



Delightful two bedroom detached bungalow, perfect for downsizers, set on Meadow Way in the sought after market town of Stone. • Spacious kitchen diner with integrated appliances, living room with bow window and sunny conservatory. • Two generous double bedrooms offering versatile living, alongside a stylish shower room with walk in glazed shower, vanity wash hand basin and WC. • Large south east facing garden with patio, lawn, mature planting and shrubs, detached garage ideal for storage or workshop, plus a generous tarmacked driveway. • Close to Stone's bustling high street, cafés, restaurants, supermarkets, canal walks, Westbridge Park, excellent schools, the A34, M6, bus routes, and mainline rail links.



Bee quick because homes this sweet don't stay on the market for long! Buzzing onto Meadow Way in the sought after market town of Stone, this two bedroom detached bungalow is the bee's knees, offering everything downsizers need to enjoy the sweeter side of life.

Stepping inside, you're welcomed straight into the queen bee of the home, a spacious kitchen diner that's been beautifully designed for both everyday living and entertaining. Sleek khaki cabinetry is perfectly complemented by warm wood effect worktops, while a fantastic range of integrated appliances are all close at hand, including a fridge freezer, dishwasher, five burner gas hob with cooker hood, oven, microwave and a ceramic sink with drainer. With ample space for a dining table, it's the perfect spot to host a hive of family and friends or simply enjoy quieter meals together. Moving through, you'll find a wonderfully welcoming living room, a warm and inviting space centred around a beautiful bow window that fills the room with natural light, making it the perfect place to put your feet up with a cuppa or catch up with family and friends. Double doors then lead effortlessly into the conservatory, a sun soaked retreat that's ideal for relaxing with a good book, enjoying your morning coffee or simply taking in views of the beautiful garden throughout the seasons. The home continues with two double bedrooms, both offering excellent versatility to suit your lifestyle, whether that's a comfortable guest bedroom, hobby room or a peaceful home office. Completing the interior is a stylish shower room, fitted with a walk in glazed shower, vanity wash hand basin and WC.

Step outside and the buzz certainly doesn't stop there. The beautifully maintained South East facing rear garden is a real treat, offering generous patio seating areas, an expansive lawn and an abundance of mature shrubs and colourful planting, creating your own little slice of paradise. There's also a detached garage, perfect for secure storage, parking, or a workshop for those who enjoy DIY. To the front, a large tarmacked driveway provides off road parking for multiple vehicles, ensuring there's always plenty of space for family and visiting guests.

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 the surrounding countryside offer plenty of green space.



Bee quick! This sweet two bedroom detached bungalow on Meadow Way is the bee's knees! Perfect for downsizers, with a spacious kitchen diner, living room, conservatory, shower room, South East garden, garage and driveway. Close to Stone's bustling high street, cafés, restaurants and supermarkets.

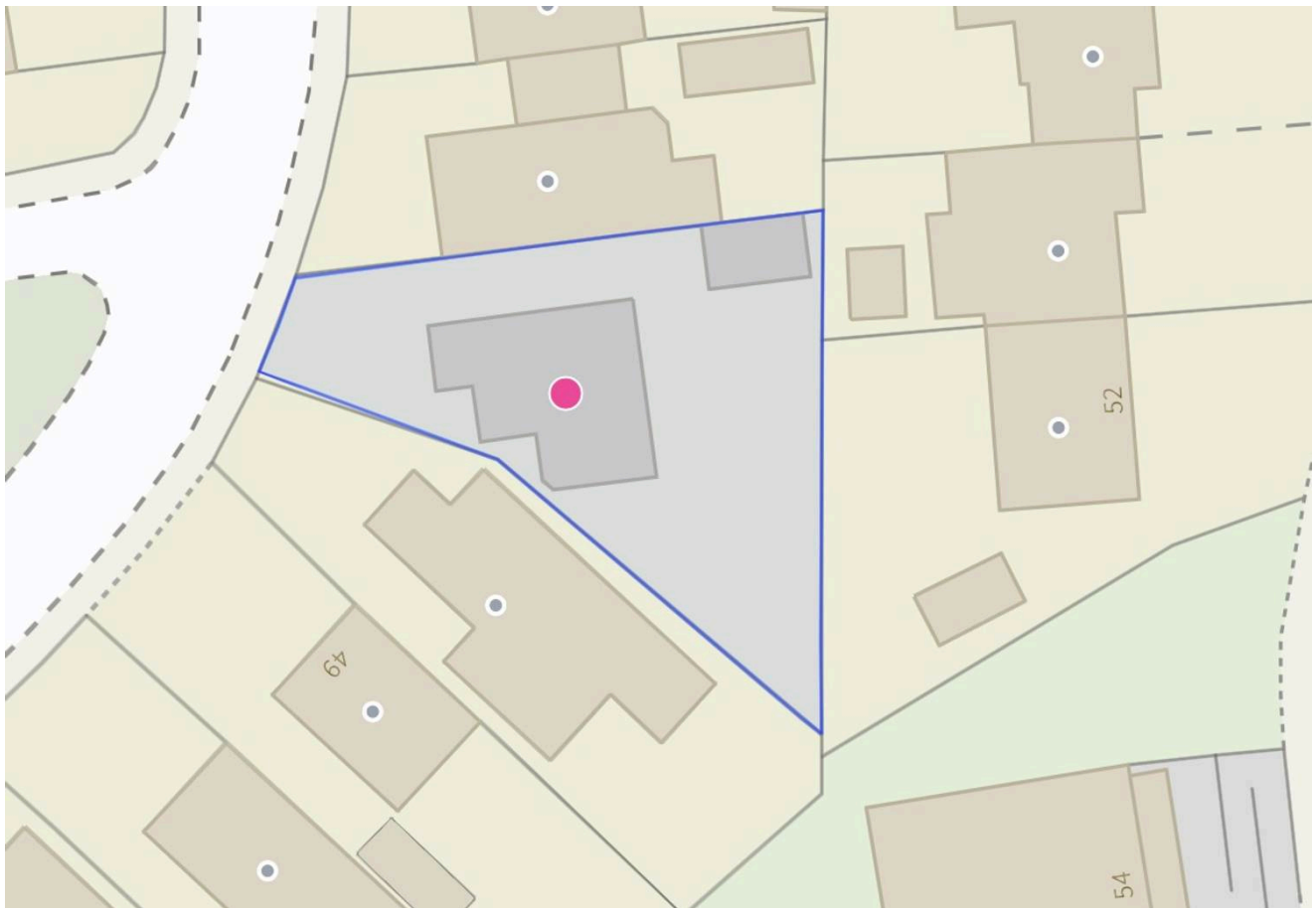
Council Tax band: C

Tenure: Freehold

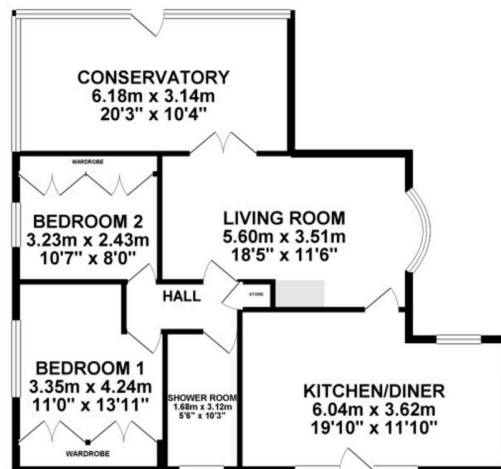
EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:





GROUND FLOOR 108.33 sq. m.
(1166.04 sq. ft.)



TOTAL FLOOR AREA : 108.33 sq. m. (1166.04 sq. ft.) 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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