



33 Saddler Avenue, Stone

£450,000 Freehold



A gorgeous 4-bedroom detached ideally located in Stone with great transport connections, schools, parks and family-friendly facilities nearby. • A spacious detached home with excellent downstairs accommodation, including a living room, open-plan kitchen diner with an orangery, utility and WC. • Four generous bedrooms, including a master with en-suite and fitted wardrobes, with a contemporary shower room, with generous walk in shower. • A stunning South-facing garden, gorgeous glass verandah, providing perfect all weather seating area.

- Generous driveway providing parking for several vehicles, complemented by a small garage with a useful electric door.



Take the reins on Saddler Avenue...

Ready to **saddle up for your next chapter**? Welcome to this impressive **four-bedroom detached home on Saddler Avenue**, set within the sought-after **Aston Lodge Park in Stone**. With generous living space, clever storage and some wonderful features, this is a home where you can settle in, make yourself comfortable and truly take the reins.

Step inside and the ground floor immediately shows you there is plenty of room to manoeuvre. To the right as you enter is the welcoming **living room**, with double doors leading through to the impressive **open-plan kitchen and dining area**. The kitchen is packed with everything you could need, including gorgeous **sage green shaker style cupboards with oak style worktops**, with an **integrated dishwasher, fridge, induction hob, built in double ovens and even a garburator**, while the warm ambient lighting beneath the cupboards adds a lovely glow. The **utility room** leads directly from the kitchen, which has the same sage green cupboards, with oak worktops, this room houses the larger fridge freezer, making this an especially practical setup for busy or larger families. From here, you'll find the downstairs WC and access to the small **garage**, which benefits from an electric garage door on the front.

And then there's the real wildcard... the **orangery extension**. This characterful addition to the dining kitchen provides the open plan living that so many families are searching for and comes complete with **air conditioning, an electric fireplace and underfloor heating**. With wonderful views across the garden, it's the perfect place to sit back, relax and enjoy the changing seasons — whatever the weather. The orangery then leads you through the trifold doors and onto the stunning glass verandah, which provides you with the all weather seating area and overlooks the South-facing garden, perfect for al fresco dining.

Upstairs, the home continues to deal you a strong hand with **four spacious bedrooms**, plenty of storage and fantastic flexibility. The master bedroom comes complete with **built-in wardrobes featuring sliding mirrored doors**, alongside its own **en-suite shower facilities**. Three further bedrooms provide generous space for family, guests or even a dedicated home office, with one benefiting from a **built-in double wardrobe** for even more storage. The main family shower room is stylishly presented and provides a generous sized walk in shower cubicle, with a waterfall shower, a vanity wash hand basin and WC, useful wall-hung storage.

With its clever layout, generous rooms, excellent storage and those wonderful extras, **Saddler Avenue is a home worth taking the reins on**. From the open-plan kitchen diner then following onto the cosy orangery to the spacious bedrooms, this is a property ready for its next rider — and it could be you.

STONE

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



Impressive four-bed detached in Aston Lodge Park, Stone. Features orangery, open-plan kitchen diner, utility, en-suite, generous driveway, small garage, south-facing garden. Close to town and schools.

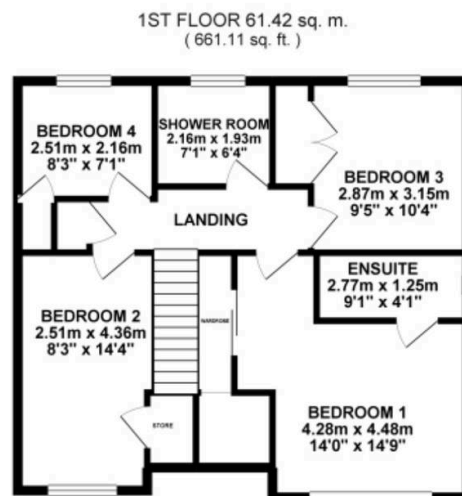
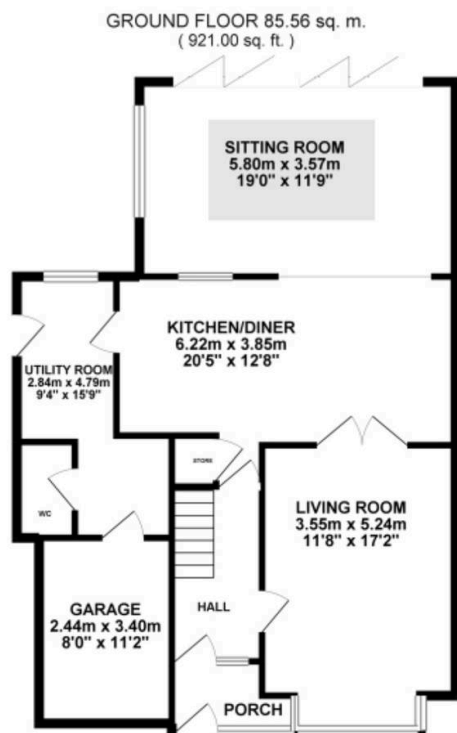
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating:

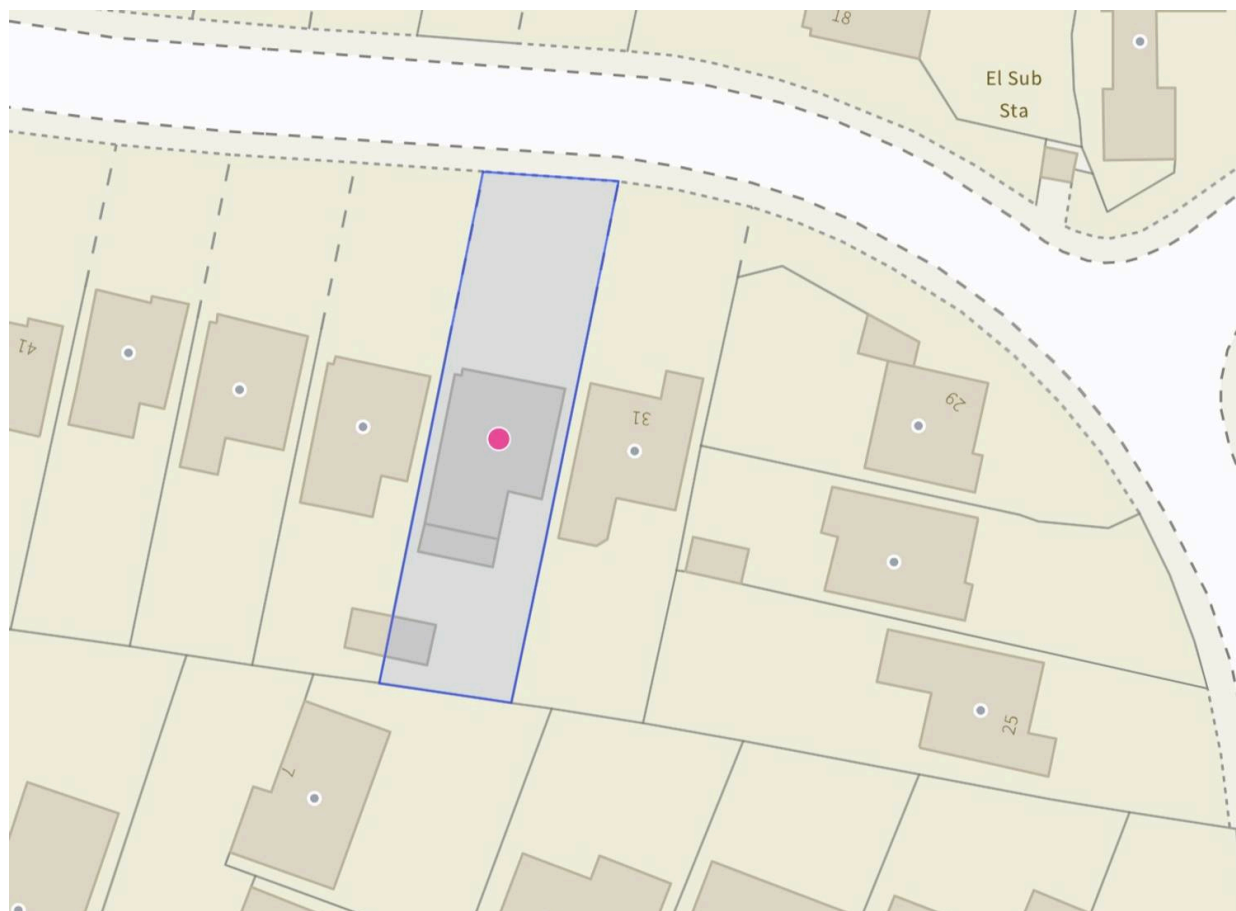
EPC Environmental Impact Rating:





TOTAL FLOOR AREA : 146.98 sq. m. (1582.11 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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