



12 Barnton Edge, Stone

£325,000 Freehold



This four bedroom family home enjoys picturesque views of the canal from the breakfast kitchen and bay window, providing a calming start to any day. • The ground floor boasts a cosy lounge and a spacious conservatory that can be used as a dining room or an extra sitting room, allowing you to tailor the space to your needs. • The top floor master suite offers a private retreat with ample space, natural light, an ensuite bathroom. • The lovely rear garden features an elevated seating area and gorgeous flowers, creating a perfect spot. Plus, the side garage and ample off-road parking add convenience. • In the popular Whitebridge development, this home offers the best of both worlds—strolls along the canal, and easy access to Stone town centre.



Why live life on the edge when you can find peace and relaxation at Barnton Edge? With the soothing canal just a stone's throw away, your perfect family home awaits in this serene and sought-after location. Step into a welcoming entrance hall that leads to the breakfast kitchen, boasting stunning canal views—perfect for starting your day with a sense of calm. The lounge at the rear provides a cosy area, leading through to a great-sized conservatory that can be used as a dining room or another sitting room, whatever suits your needs. A convenient guest cloakroom completes this floor. Upstairs to the first floor, you'll find three beautifully appointed bedrooms, including two generous doubles and a versatile single that can easily transform into a handy home office. A well-fitted family bathroom ensures everyone's comfort. Ascend to the top floor to discover the master suite—a private retreat featuring ample space, natural light, and a touch of luxury with an ensuite and walk-in shower. Outside, the property includes a side garage and ample off-road parking. A lovely rear garden provides a perfect space, with an elevated seating area and gorgeous flowers to admire. Barnton Edge is in the ever-popular Whitebridge development, offering the best of both worlds. Enjoy strolls along the canal or through Barlaston Downs, both just moments away. The canal's picturesque views can be savoured right from your breakfast kitchen and bay window. With Stone town centre within walking distance, you'll have easy access to shops, schools, and all local amenities. This prime location ensures you're never far from what you need. So, why live life on the edge? Embrace the serenity and convenience of Barnton Edge. Contact us today to schedule a viewing and be the first in line for this fantastic family home.

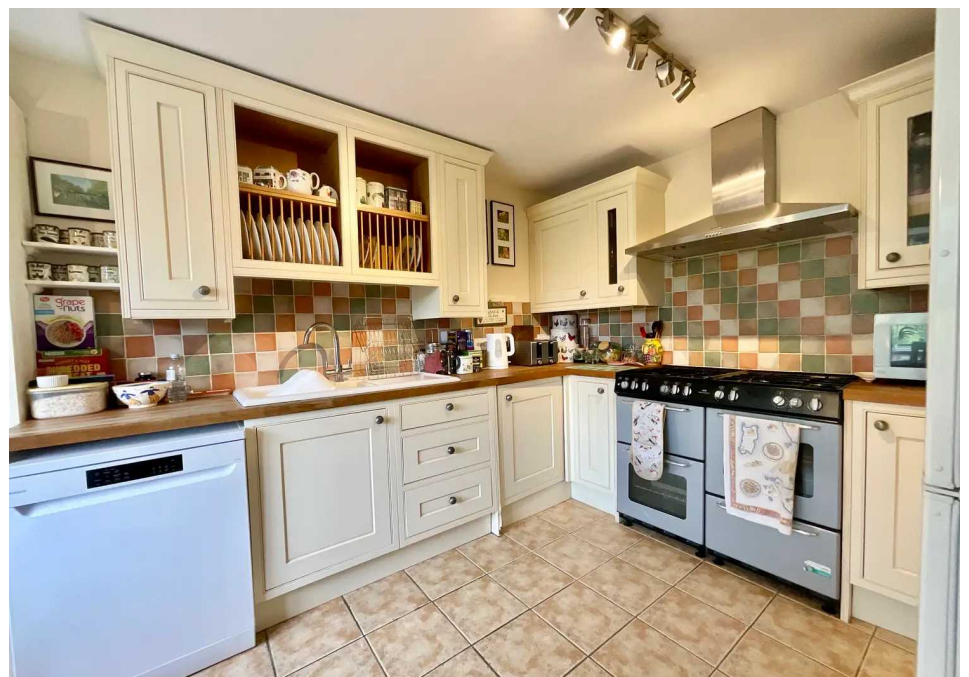


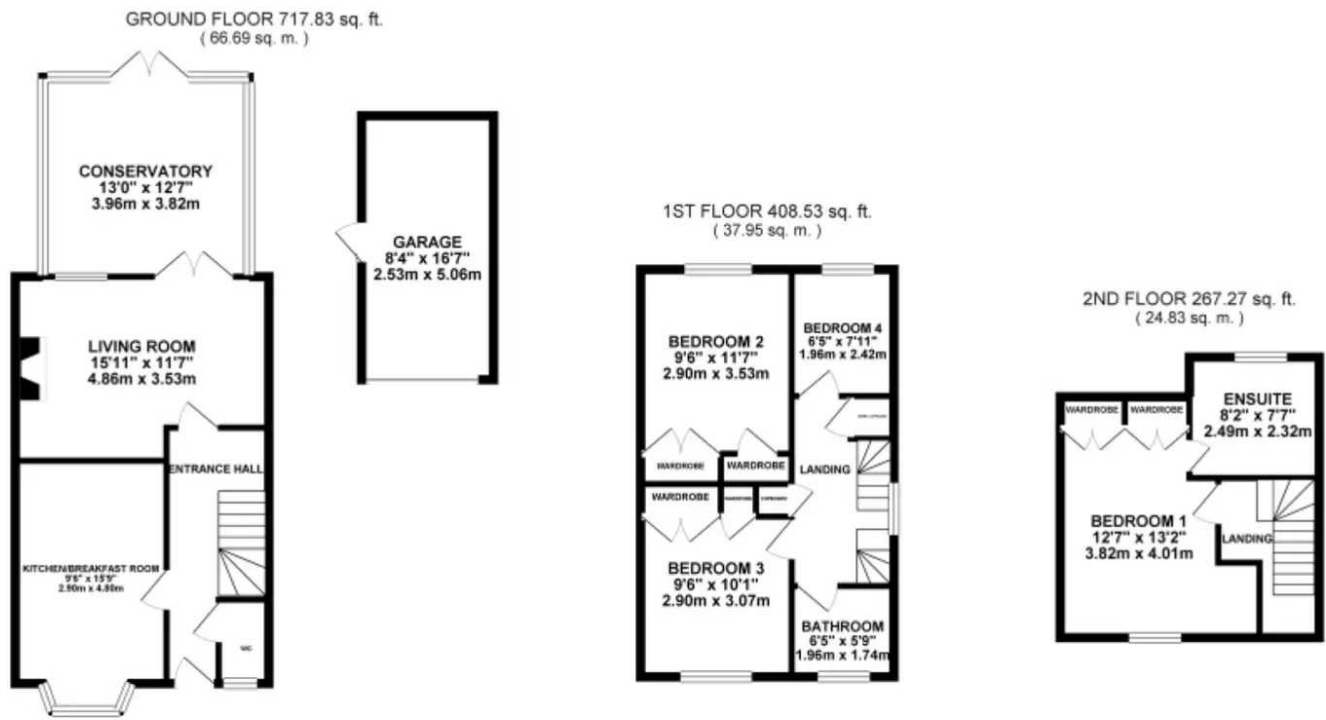
Discover peace and serenity at Barnton Edge! Family home with canal views, 4 bedrooms, master suite, garage, and lovely garden. Close to shops and amenities in Whitebridge. Don't miss out, schedule a viewing today! Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: G





TOTAL FLOOR AREA : 1393.63 sq. ft. (129.47 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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