



35 Cauldon Drive, Stone

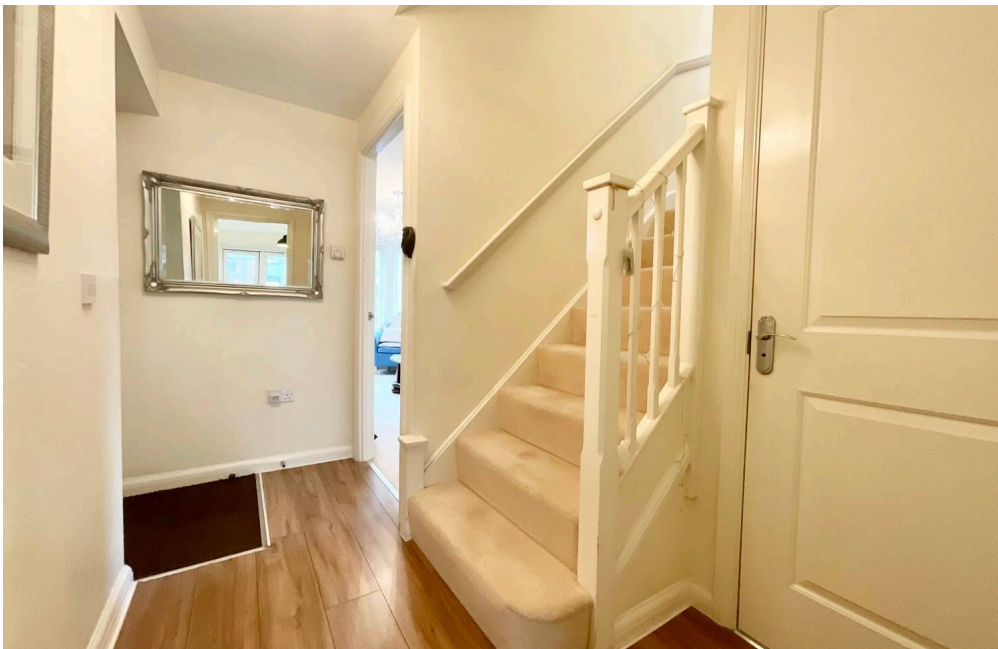
£300,000 Freehold



Three-bedroom family home, a spacious lounge, modern kitchen diner, and a sunny conservatory. • With a guest cloakroom, en-suite master bedroom, and a luxurious walk-in shower, this home has all the extras. • Built-in wardrobes, an airing cupboard, and a garage ensure everything has its place. • A peaceful rear garden and driveway parking with a garage add practicality and charm. • Set in Stone, a thriving canal town with excellent amenities, schools, and commuter links.



“Movin’ On Up” at Cauldon Drive. If you’re ready to be movin’ on up, this property is here to meet you at every turn. Whether you’re stepping into something new, spreading your wings, or investing in the future, this home has everything you need to rise to the occasion. ‘Cause you’re movin’ on up, and nothin’ can stop you! Step into the spacious Lounge at the front, the perfect place to settle in and unwind after a busy day. Move on through to the modern and generously-sized kitchen diner, complete with fitted appliances and plenty of space for family dinners or entertaining guests. At the back, the sunny Conservatory opens up to the rear garden – an inviting space to relax or enjoy the outdoors. With a guest cloakroom downstairs, your convenience and comfort are always a priority. Let’s move on up to the first floor. The master bedroom is your private haven, complete with an en-suite shower room for that extra touch of indulgence. Two additional great-sized bedrooms offer plenty of options for family, guests, or even a home office to fuel your ambitions. The recently fitted modern bathroom is pure luxury, featuring a sleek walk-in shower to elevate your daily routine. With built-in wardrobes and an airing cupboard, there’s ample space to keep life organised as you move forward in style. ‘Cause you’re movin’ on out to a brighter tomorrow! Outside, the driveway parking leads to a garage – perfect for a car or extra storage. The rear garden is a peaceful retreat where you can potter, relax, and soak up the sun. Cauldon Drive sits in the ever-popular canal town of Stone – a location that’s truly on the up. Here, you’ll enjoy picturesque countryside walks, bespoke shops, tempting restaurants, award-winning schools, lively festivals, and excellent commuter links. This is a place where opportunity is always knocking. So, whether you’re movin’ on up or movin’ on out, this home is your ticket to a brighter future. Ready to make your move?



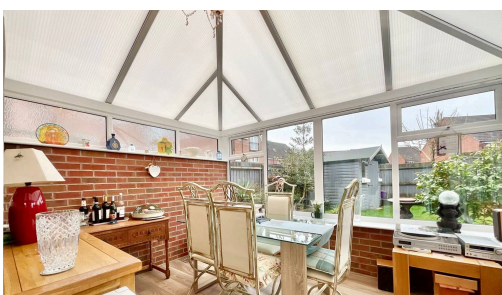
"Spacious home in popular Stone location with modern kitchen, conservatory, en-suite master bedroom, and sunny garden. Perfect for families or working from home - your ticket to a brighter future!"

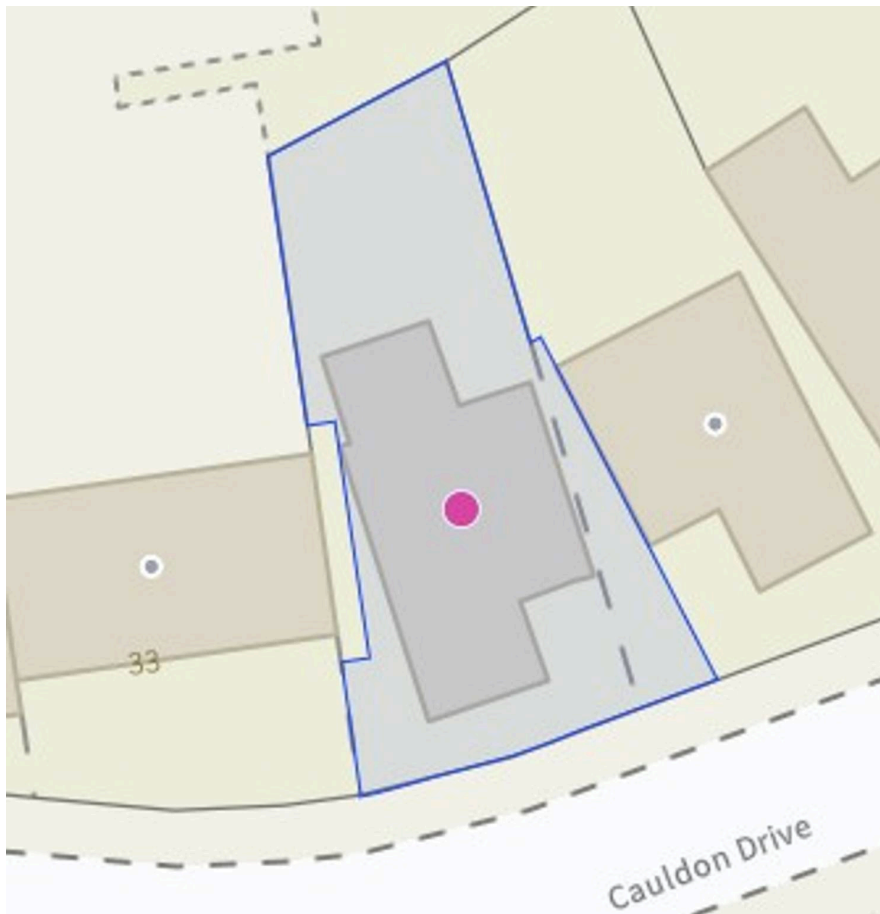
Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

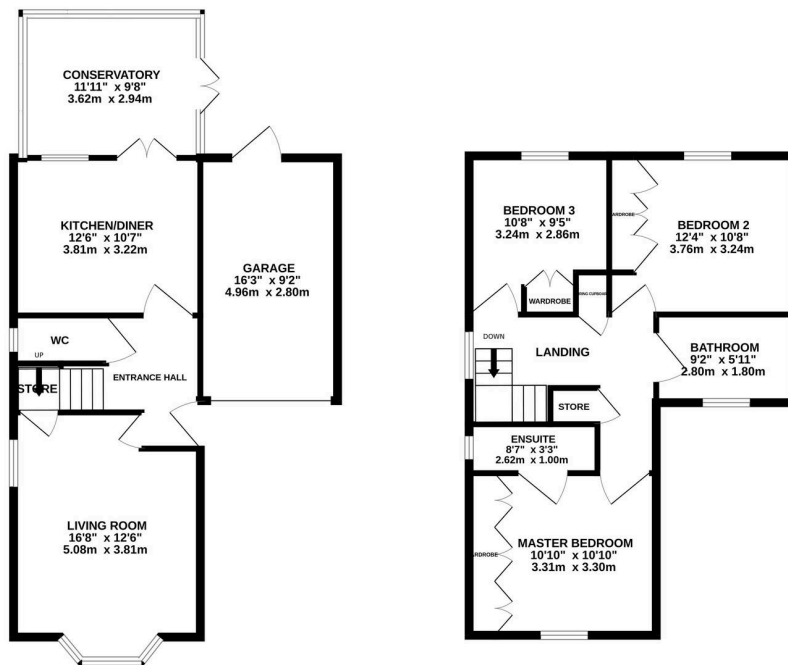
EPC Environmental Impact Rating:





GROUND FLOOR
674 sq.ft. (62.6 sq.m.) approx.

1ST FLOOR
554 sq.ft. (51.5 sq.m.) approx.



TOTAL FLOOR AREA: 1229 sq.ft. (114.1 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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