



## 10 Caversham Way

Yarnfield, Stone, ST15 0GP

A well-presented three-bedroom semi-detached home located in the desirable village of Yarnfield. Offering spacious family accommodation throughout, the property features a bright lounge, kitchen diner, ground floor WC, three well-proportioned bedrooms including a master with en-suite, and a modern family bathroom. Externally, the property benefits from a driveway with EV charging point and a private enclosed rear garden. The location provides convenient access to nearby towns including Stone, Eccleshall, and Newcastle-under-Lyme, as well as excellent commuter links via the M6 motorway.

£225,000

# 10 Caversham Way

Yarnfield, Stone, ST15 0GP



## GROUND FLOOR

ENTRANCE HALL

CLOAKROOM/WC

5.7 x 3.0 (1.52m.2.13m x  
0.91m.0.00m)

LOUNGE

11.10 x 16.1 (3.35m.3.05m x  
4.88m.0.30m)

KITCHEN DINER

14.11 x 10.6 (4.27m.3.35m x  
3.05m.1.83m)

FIRST FLOOR

LANDING

## MASTER BEDROOM

8.6 x 11.9 (2.44m.1.83m x  
3.35m.2.74m)

ENSUITE

4.5 x 4.3 (1.22m.1.52m x  
1.22m.0.91m)

BEDROOM TWO

10.2 x 8.6 (3.05m.0.61m x  
2.44m.1.83m)

BEDROOM THREE

8.8 x 6.2 (2.44m.2.44m x  
1.83m.0.61m)

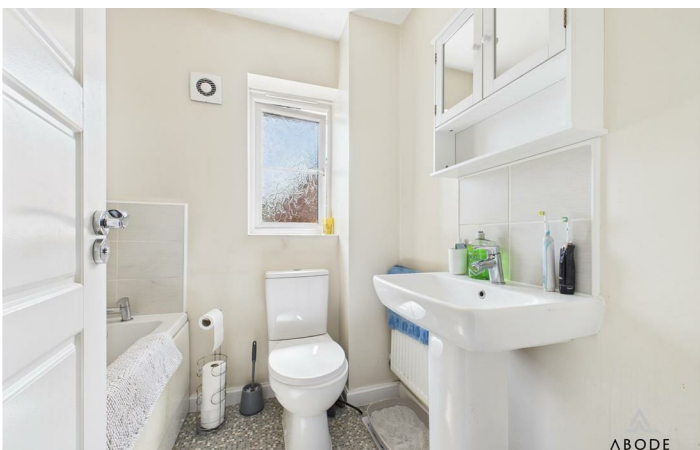
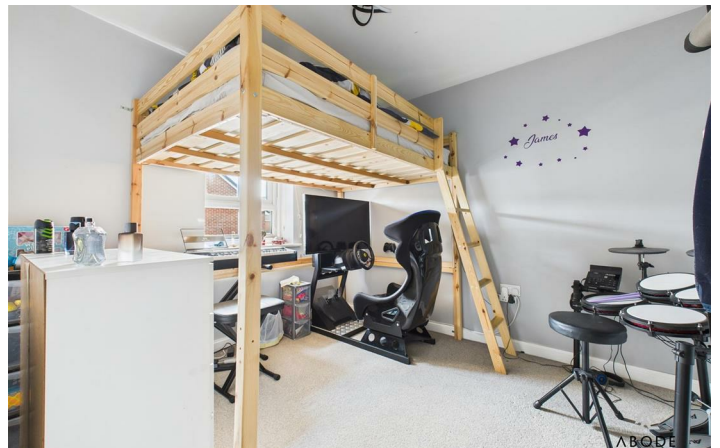
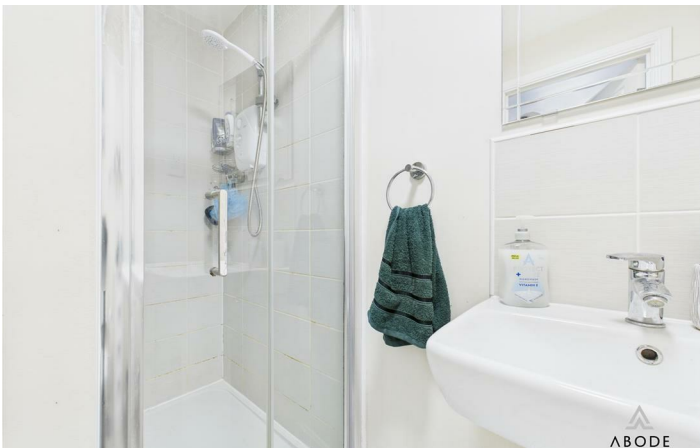
FAMILY BATHROOM

5.7 x 6.3 (1.52m.2.13m x  
1.83m.0.91m)

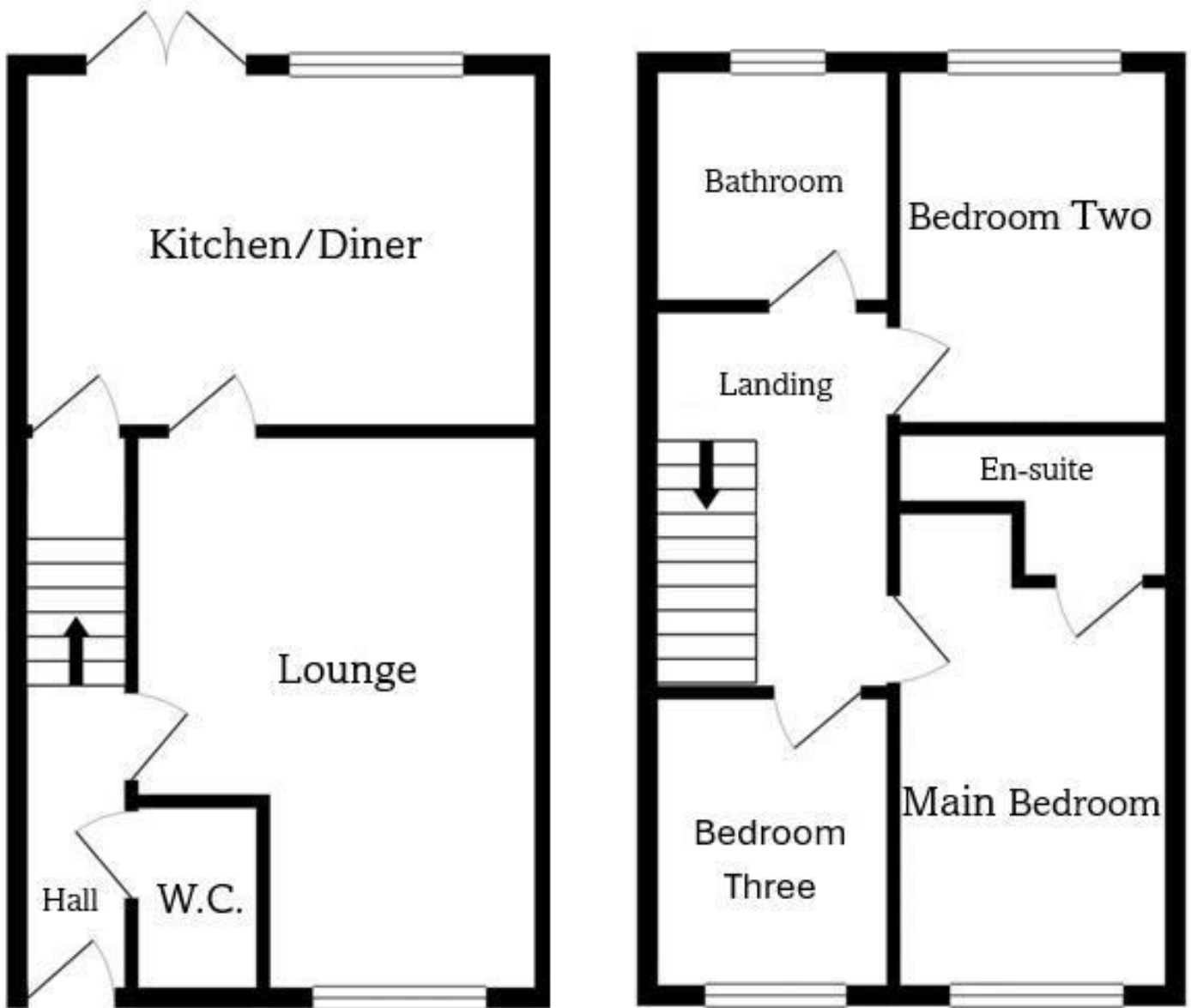
## OUTSIDE



Directions



## Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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| Energy Efficiency Rating                           |         |           |
|----------------------------------------------------|---------|-----------|
|                                                    | Current | Potential |
| Very energy efficient - lower running costs        |         |           |
| (92 plus) <b>A</b>                                 |         |           |
| (81-91) <b>B</b>                                   |         |           |
| (69-80) <b>C</b>                                   |         |           |
| (55-68) <b>D</b>                                   |         |           |
| (39-54) <b>E</b>                                   |         |           |
| (21-38) <b>F</b>                                   |         |           |
| (1-20) <b>G</b>                                    |         |           |
| Not energy efficient - higher running costs        |         |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC |         |           |

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