



Bellamaria Lakewood Drive

ST12 9BH

O.I.R.O £575,000



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STEPHENSON BROWNE

Welcome to this stunning house in the much sought-after location of Barlaston. Situated in a highly prestigious area, this property boasts a beautiful, high specification interior throughout.

As you step inside, you'll be greeted by a warm and inviting atmosphere, natural light floods in, creating a bright and airy feel, while the open plan layout provides a seamless indoor-outdoor flow.

The kitchen is a true highlight of this home, offering a range of high spec wall and base units and breakfast bar and a separate conservatory/ dining room providing ample space for entertaining. The ground floor also benefits from a downstairs W.C and utility room and access to the integral garage.

To the first floor, the spacious landing area enjoys a cosy snug area, perfect for unwinding after a long day.

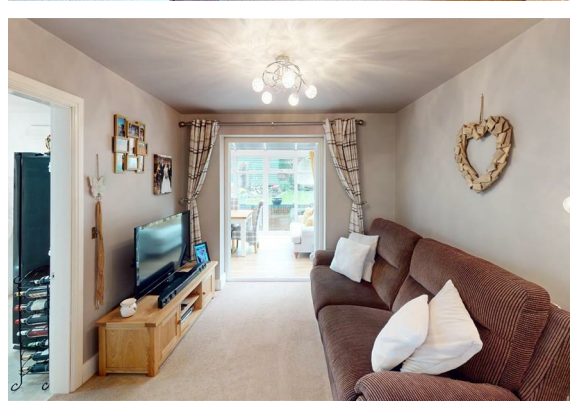
With three generous size bedrooms, and a fourth master bedroom to the second floor, this home offers plenty of space for the whole family with the added benefit of three of the bedrooms offering ensembles, ensuring everyone has their own private space.

Step outside and you'll find an outside bar, perfect for hosting summer parties. The large driveway provides ample parking space for multiple vehicles while the decked and patio areas to the rear garden offer a great space for relaxation. This stunning, garden is the perfect oasis for enjoying the outdoors.

Located just an 8-minute commute into the city and also in very close proximity to the Wedgewood Estate, Trentham Gardens and numerous Restaurants and Bars, this house offers the perfect balance between convenience and tranquility.

Don't miss out on the opportunity to make this stunning house your new home!

Council Borough: Stafford Borough Council
Council Tax Band: E
Tenure: Freehold



Ground Floor

Hallway

6'5" x 17'0"

W.C

4'9" x 5'9"

Living Room

11'7" x 18'6"

Dining Room/Snug

9'6" x 11'0"

Conservatory

16'1" x 9'6"

Kitchen/Diner

16'11" x 10'4"

Utility

7'9" x 8'2"

Integral Garage

7'9" x 9'0"

First Floor

Landing

15'8" x 6'3"

Snug Area

7'9" x 5'1"

Bathroom

6'9" x 5'11"

Bedroom One

11'6" x 13'10"

Ensuite

7'11" x 4'3"

Bedroom Two

11'3" x 11'6"

Ensuite

Ensuite

8'8" x 4'2"

Bedroom Three

9'1" x 8'8"

Second Floor

Hallway

2'6" x 5'8"

Bedroom Four

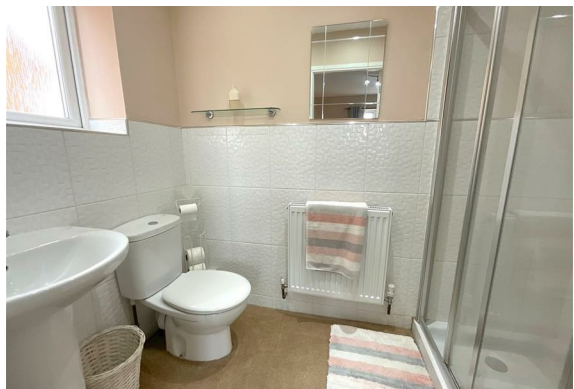
13'7" x 15'9"

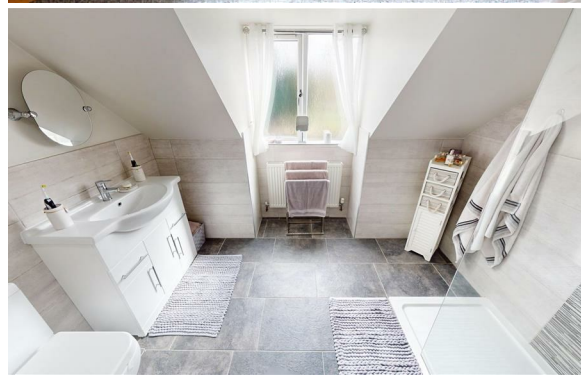
Ensuite

9'5" x 8'5"

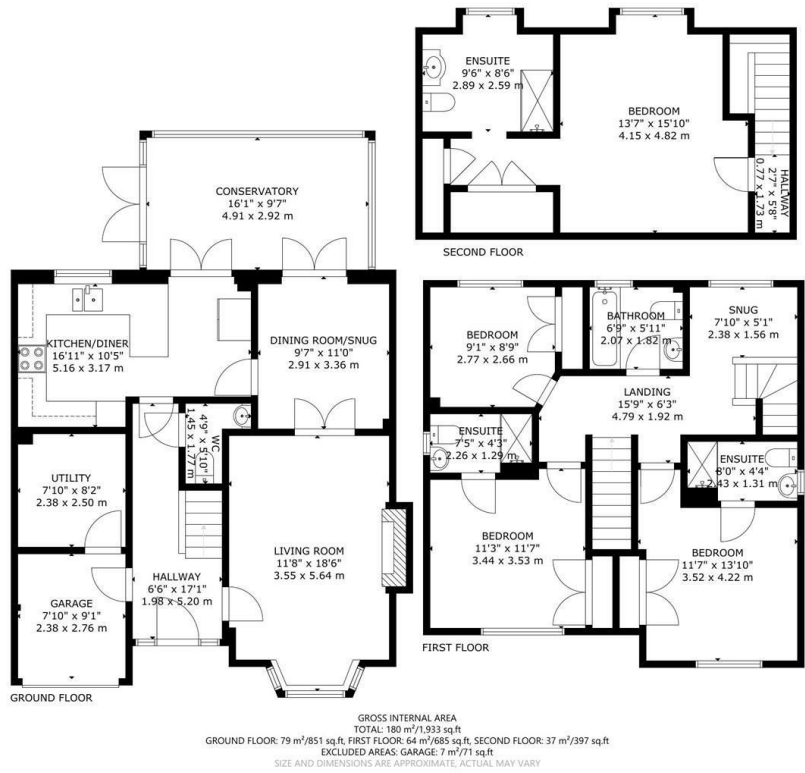


- Stunning & Spacious, High Spec Detached Residence
- Four Bedrooms
- Three Ensuites
- Family Bathroom
- Open Plan Living Area
- Conservatory
- Breakfast Kitchen
- Integral Garage and Ample Driveway
- Outdoor Bar and Patio/Garden Area
- Highly Prestigious Area





Floor Plan



Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		79	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Viewing

Please contact our Newcastle-Under-Lyme Office on 01782 625734 if you would like to arrange a viewing appointment or require any further information.

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